



PROPOSED AMENDMENT TO THE URBAN COUNTY OF SAN LUIS OBISPO 2010-2015 CONSOLIDATED PLAN



Prepared by

County of San Luis Obispo Department of Planning and Building

With assistance from the cities of

Arroyo Grande
Atascadero
Grover Beach
Paso Robles
San Luis Obispo

Approved

May 4, 2010

County of San Luis Obispo Board of Supervisors



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EXECUTIVE SUMMARY



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Urban County

The Urban County of San Luis Obispo is comprised of five cities with populations under 50,000 (participating cities), and the unincorporated areas of the County of San Luis Obispo. The five participating cities include Arroyo Grande, Atascadero, Grover Beach, Paso Robles, and San Luis Obispo. These cities are not eligible to receive Community Planning and Development (CPD) program funds directly from the U.S. Department of Housing and Urban Development (HUD) and have opted to participate in the CPD programs through the County of San Luis Obispo.

Purpose of the Plan

The Consolidated Plan is a planning document that assesses the County's community development needs, proposes strategies to address those needs, and identifies specific activities to implement those strategies. The Consolidated Plan provides a basis and strategy for the use of federal funds granted to the County of San Luis Obispo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG) programs. This Consolidated Plan covers the period beginning July 1, 2010 through June 30, 2015, including five program years.

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and persons with HIV/AIDS.

Consultation and Citizen Participation

This plan is the product of comprehensive public outreach program, including multiple community meetings, a community survey, and consultation with approximately local agencies, groups, and organizations involved in the development of affordable housing, and/or provision of services to special needs clients.

Pursuant to HUD requirement, the Urban County of San Luis Obispo's Community Participation Plan, the Five Year Consolidated Plan and the program year 2010 Action Plan were developed in accordance with Title I of the Cranston-Gonzalez National Affordable Housing Act.

The County Planning and Building Department acted as the lead agency in preparing this Consolidated Plan and Action Plan. The cities collaborated with the County throughout the process of conducting citizen participation activities and preparing the Consolidated Plan.

The Urban County's Community Participation Plan establishes the process for preparation of the Consolidated Plan and yearly action plan. This process started with three advertised public workshops and two hearings early in the process to solicit public input about housing and community development needs. The workshops took place in handicapped-accessible public meeting rooms located throughout the county, and advertised through notices published in local newspapers. Spanish speaking staff attended the workshops and hearings to provide interpretation. Notices were also mailed to persons and groups who had participated in preparation of the County's Consolidated Plan, for the 2010 Action Plan for the CDBG, HOME, and ESG program funds, or who requested to be placed on the County's mailing list for these programs. The County then issued a notice about the preparation of the Consolidated Plan and a request for proposals for funding through the 2010 CDBG, HOME, and ESG program funds to generate comments for the preparation of the Consolidated Plan and Action Plan.

Available Funds

The Urban County Consolidated Plan focuses on activities to be funded with the three entitlement grants (CDBG, HOME, and ESG) from HUD:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. CDBG funds are relatively flexible and can be used for a wide range of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection and removal; acquisition of land and buildings; construction or rehabilitation of public facilities, including shelters for the homeless, and infrastructure; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.
- **HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance. Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low- and moderate-income families, and (2) matched 25 percent by non-federal funding sources.

- **Emergency Shelter Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter; operations and maintenance of a homeless facility; essential supportive services; and homeless prevention.

In Fiscal Year 2009/2010, the federal government, through the U.S. Department of Housing and Urban Development (HUD), made available to the Urban County program economic stimulus funds in the form of Neighborhood Stabilization Program (NSP) under the Housing and Economic Recovery Act and The American Recovery and Reinvestment Act of 2009 funds (CDBG-R, HPRP). Below is a brief description of the economic stimulus funds that HUD made available:

American Recovery and Reinvestment Act of 2009:

- **Community Development Block Grant (CDBG-R):** These funds may be used to fund for HUD eligible projects that stimulate economic growth and create jobs.
- **Homeless Prevention (HPRP):** These funds may be used for rental assistance and case management programs aimed at homeless prevention, and rapid re-housing programs. (i.e., TBRA, Rapid Re-housing, first and last month deposits, eviction prevention and counseling).
- **Housing and Economic Recovery Act Neighborhood Stabilization Program (NSP):** These funds may be used to support state and local efforts to stabilize neighborhoods with vacant and foreclosed homes.

These funds are anticipated to be one-time in nature and have generally fallen under the major CDBG, HOME, and/or ESG regulations. However, the Urban County will amend its Consolidated Plan as appropriate if these funds become available during the 2010-2015 Consolidated Plan period.

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the County of San Luis Obispo has presumed consistent funding of each program at levels outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

These goals were developed out of priorities set in response to the issues identified through the community outreach and analysis process for the 2010-2015 Consolidated Plan.

List of Strategies and Priorities

The High priorities included in this Consolidated Plan are listed below:

Affordable Housing Strategy:

Priority #1: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.

Objectives: Allocate about \$4.9 million in a combination of HOME and CDBG (\$4.3 in HOME and \$500,000 in CDBG) funds to benefit 120 low- and moderate-income households

Priority #2: Increase first-time home ownership opportunities for low- and moderate-income households.

Objectives: Allocate about \$750,000 in HOME and CDBG funds to benefit 20 low-income households.

Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

Objectives: Allocate \$500,000 in CDBG funds to benefit 60 households.

Addressing Homelessness:

Priority #1: Provide needed emergency shelter facilities and related services.

Objectives: Provide \$1.3 million in CDBG funds, plus \$452,000 in ESG funds to benefit 4,000 unduplicated extremely low- and very-low income persons.

Priority #2: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

Objectives: Provide \$675,000 in HOME funds to benefit 450 low-income households.

Economic Development Strategy:

Priority #1: Provide business technical assistance to enable small businesses to create and/or retain jobs.

Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

Priority #2: Provide financial assistance to existing small businesses for expansion and to start-up businesses.

Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

Public Facilities Strategy:

Priority #1: Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons.

Objectives: Provide \$5.3 million in CDBG funds to benefit 100,000 persons.

Public Services Strategy:

Priority #1: Assist low- and moderate-income persons that cannot afford necessary public services.

Objectives: Provide \$535,000 in CDBG funds to benefit 10,000 unduplicated persons.

Priority Needs and Strategies

The overall priority for the Consolidated Plan is to use these federal funds to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The County is committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low incomes (less than 30 percent of area median income), are priorities.

National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. The following are the national objectives that guide the allocation of investments in Orange County:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

In addition to national objectives and performance outcomes, the County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County's service delivery system. While other goals the County has set are also important, for the purposes of the Consolidated Plan, only those which are anticipated to be funded with CPD funding programs (CDBG, HOME, and ESG) during the five-year planning cycle are indicated to be high priorities. The County utilizes other funding sources to meet goals that are not considered high priority in the Consolidated Plan.

Additional criteria that will be used to evaluate the proposals prior to funding decisions by the cities and the County include the following:

1. Consistency with federal regulations and laws
2. Community support (for example, approval of project by a city council)
3. Seriousness of community development need proposed to be addressed by project
4. Degree to which project benefits low-income and very low-income families or persons
5. Feasibility of the project to be completed as budgeted within the program year award for public service activities, planning and capacity building and administration projects, or within 18 months of the beginning of the program year (June 30th) for projects involving acquisition, construction or rehabilitation.
6. Cost effectiveness of funds requested and leveraging of other funds
7. Organization's experience or knowledge regarding CDBG or HOME requirements

The following criteria, in addition to those listed above, will be used only to evaluate proposals for funding under the "Special Urban Projects Fund" allocation of CDBG funds, pursuant to the cooperative agreements between the County and each of the participating cities:

1. Degree of benefit to more than a single jurisdiction.
2. Need by the project for more funding than is available through the other allocations.
3. The project provides direct benefit to most needy groups such as very low-income and/or handicapped persons, at-risk youths (gang prevention), etc.

The Consolidated Plan anticipates using the CDBG, HOME, and ESG program funds to support activities that:

- Expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households and homeless individuals and families
- Strengthen, preserve, and enhance the physical character and quality of life in Orange County's low- and moderate-income neighborhoods, including the housing stock and public infrastructure and facilities
- Continue to build the capacity of residents to empower themselves and help strengthen their community, through the funding of needed public services for seniors, the homeless, and those at risk of homelessness

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the County of San Luis Obispo has presumed consistent funding of each program at levels outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

These goals were developed out of priorities set in response to the issues identified through the community outreach and analysis process for the 2010-2015 Consolidated Plan.

Priorities that are more detailed and accomplishment projections for Housing, Community Development, and Homeless and Special Needs populations are presented in the appropriate narrative sections within this document and in the HUD Required Tables included in Appendix A. Appendix A also includes a summary table that reviews priorities for expenditure of CPD funds over the 2010-2015 Consolidated Plan period. The summary table also includes the estimated resources available to meet housing and community development needs in the next five years and long-range measurable goals.

Evaluation of Past Performance

The Urban County measures productivity and program impact in accordance with HUD Notice CPD-03-09 and HUD Bulletin CPD-2003-020. Besides regular site visits to provide technical assistance to subrecipients, all projects/programs funded by the Urban County are monitored at least three times per fiscal year, which involves the following three phases: performance monitoring, compliance monitoring, and exit monitoring.

A detailed breakdown report of prior year uses and performance is contained in the Consolidated Annual Performance and Evaluation Reports (CAPER).

The limited resources of the Consolidated Plan are not sufficient to address all of the needs of low- and moderate-income and special needs residents in the Urban County. However, the Urban County overall has been successful in implementing its public improvement, housing, and community services projects to meet the objectives established in the previous Consolidated Plan. Overall, the activities have been successful and in some cases have exceeded expectations. The County will continue to make progress in meeting these needs through the 2010-2015 Consolidated Plan.



CHAPTER I: MANAGING THE PROCESS



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Consultation 91.200 (b)

1. *Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify agencies, groups, and organizations that participated in the process.*

Citizen Participation 91.200 (b)

3. *Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:*
 - *low- and moderate-income residents where housing and community development funds may be spent;*
 - *minorities and non-English speaking persons, as well as persons with disabilities;*
 - *local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
 - *residents of public and assisted housing developments and recipients of tenant- based assistance;*
 - *residents of targeted revitalization area.*
4. *Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided*
5. *Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.*

Consultation Process 91.200(b)

1. *Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

This Consolidated Plan has been prepared to identify and outline a comprehensive strategy to address San Luis Obispo County's housing and community development needs. Each program year established for this plan is from July 1 through June 30 of each year. The five program years covered by this plan span the period from July 1, 2010, through June 30, 2015. The most important function of this plan is to establish how available federal funding resources will be used to meet local needs. Three basic goals have been incorporated into the federal laws, which authorize and govern this consolidated plan. First, the programs are intended to *provide decent housing*. Second, they are to *provide a suitable living environment*. The third major goal is to *expand economic opportunities*. Each of these goals is directed to benefit low- and moderate-income persons, that is, persons whose incomes are below 80 percent of area median income.

The County of San Luis Obispo Department of Planning and Building acted as the lead agency in preparing this plan, as provided in the cooperative agreements executed by the participating jurisdictions in order to establish the "urban county" under HUD regulations. The cities collaborated with the County throughout the process of conducting citizen participation activities and preparing the plan. This city/county collaboration was achieved through designation of a staff person from each jurisdiction as a member of the Urban County Team. The team members forwarded to the County questions about federal requirements, which were raised by members of their communities, elected officials or other city staff, and the County obtained answers to those questions from HUD. In addition, a number of public and private groups provided constructive comments, program suggestions and data that improved the plan.

The participating cities in the "urban county" subject to this Consolidated Plan include (from north to south) Paso Robles, Atascadero, San Luis Obispo, Grover Beach, and Arroyo Grande. The cities of Morro Bay and Pismo Beach chose not to join the urban county during this period to enable applications for state CDBG and HOME funds.

2. Identify agencies, groups, and organizations that participated in the process.

General (91.100(a) (1)) - Consultation with public and private agencies

The County consults regularly with the participating cities regarding the Consolidated Plan through meetings of the Urban County Team. Team members shared information on needs and strategies to be included in this plan, but the team continues to meet, coordinate and re-evaluate strategies as the programs established in this plan are implemented.

Monthly meetings of the San Luis Obispo County Supportive Housing Consortium (SHC) have provided another ongoing opportunity for the County to keep itself informed and to participate in programs benefiting persons with special needs. The SHC is a collection of nonprofit and public agencies that assist a wide variety of persons with special needs

to find affordable housing and the supportive services they need. Their clients include the homeless, victims of domestic violence, developmentally disabled, mentally ill, mentally retarded, persons with AIDS, recovering drug or alcohol addicts, the handicapped and others with some type of limit on self-care. SHC member agencies include: the Housing Authority of the City of San Luis Obispo (HASLO); Peoples' Self-Help Housing Corporation, Inc (PSHHC); the Community Action Partnership of San Luis Obispo County, Inc (CAPSLO); El Camino Homeless Organization, Transitional Mental-Health; the San Luis Obispo County Housing Trust; Transitions, Inc; Women's' Shelter Program of SLO County, Inc; North County Women's Resource Center and Shelter, Inc; Judson Terrace, Inc; Achievement House, Inc; Alliance for the Mentally Ill; AIDS Support Network, the Adult Services Council, SLO County Department of Social Services (DSS); and the County Health Department.

The County of San Luis Obispo Department of Planning and Building acted as the lead agency in preparing the plan. The participating cities, Arroyo Grande, Atascadero, Grover Beach, Paso Robles, and San Luis Obispo collaborated with the County through the process of conducting citizen participation activities and preparing the plan.

Reflecting a consensus of the staffs from the County and cities after considering the public input, the consolidated plan includes the following major components: 1) an assessment of housing and community development needs; 2) an analysis of the housing market, public facilities and services, and the local economy; 3) a five-year strategic plan describing priorities for housing and community development needs and strategies for meeting those needs; and 4) a one-year action plan establishing how available funds will be used. In subsequent years, new one-year action plans will be added to the Consolidated Plan until it contains action plans for five program years.

Homeless Strategy (91.100(a) (2))

County staff attended most meetings of the SHC, collecting needs information and providing technical assistance to the SHC agencies regarding the Consolidated Plan, available federal funding and its applicable regulations, proposed affordable housing programs, and County land use regulations. The SHC has been very successful in collaborating to design and implement effective supportive housing programs.

County staff continuously works the newly formed Homeless Services Oversight Committee (HSOC) whose primary function is to facilitate implementation of the San Luis Obispo Countywide 10 Year Plan to End Homelessness. The HSOC is comprised of city and county elected officials, key staff from city and county departments, city managers, non-profit organizations, homeless individuals and members of the public.

County staff also met with numerous agencies individually to discuss unmet needs, including HASLO; PSHHC; the Economic Vitality Corporation of San Luis Obispo County, Inc (EVC); the Cuesta College Small Business Development Center (SBDC); Mission Community Services Corporation; the County General Services and Public Works

Departments; the Nipomo Community Services District, Oceano Community Services District, representatives from the two shelters for victims of domestic violence, AIDS Support Network, supporters of affordable housing and public services; and other groups.

Lead lead-based paint hazards (91.100(a) (3))

As part of preparation of this plan, consultation with the County Environmental Health Division and the San Luis Obispo County Health Agency were consulted on the current lead-based situation and efforts to curb childhood lead-based poisoning and prevention measures in the County

Adjacent Governments and Metropolitan Planning (91.100(a) (4) and 91.100(a) (5))

The County consulted with the participating jurisdictions of the Urban County that include the cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles, and San Luis Obispo, but also the local San Luis Obispo Council of Governments (SLOCOG). SLOCOG addresses issues of mutual concern among local agencies within the San Luis Obispo Region. SLOCOG serves as a forum for transportation planning and area wide issues, preparing regional plans and programs. SLOCOG prepared and adopted the Regional Housing Needs Plan that established numerical targets for the development of housing units in the state-mandated Housing Element update.

HOPWA (91.100(b))

Not applicable. The Urban County of San Luis Obispo does not receive Housing Opportunities for People with AIDS (HOPWA) funds from the U.S. Department of Housing and Urban Development.

Public Housing (91.100(c))

The County of San Luis Obispo is continuously working with the Housing Authority of the City of San Luis Obispo (HASLO) and the Housing Authority of the City of Paso Robles. Public notices for the workshops and hearings were distributed to local housing authorities and purveyors of services to low and moderate-income clients.

Citizen participation 91.200(b)

3. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

- low- and moderate-income residents where housing and community development funds may be spent;***

- ***minorities and non-English speaking persons, as well as persons with disabilities;***
- ***local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);***
- ***residents of public and assisted housing developments and recipients of tenant- based assistance;***
- ***residents of targeted revitalization area.***

Pursuant to HUD requirement, the Urban County of San Luis Obispo's Community Participation Plan, the Five Year Consolidated Plan and the program year 2010 Action Plan were developed in accordance with Title I of the Cranston-Gonzalez National Affordable Housing Act.

The County Planning and Building Department acted as the lead agency in preparing this Consolidated Plan and Action Plan. The cities collaborated with the County throughout the process of conducting citizen participation activities and preparing the Consolidated Plan.

The Urban County's Community Participation Plan establishes the process for preparation of the Consolidated Plan and yearly action plan. This process started with three advertised public workshops and two hearings early in the process to solicit public input about housing and community development needs. The workshops took place in handicapped-accessible public meeting rooms located throughout the county, and advertised through notices published in local newspapers. Spanish speaking staff attended the workshops and hearings to provide interpretation. Notices were also mailed to persons and groups who had participated in preparation of the County's Consolidated Plan, for the 2010 Action Plan for the CDBG, HOME, and ESG program funds, or who requested to be placed on the County's mailing list for these programs. The County then issued a notice about the preparation of the Consolidated Plan and a request for proposals for funding through the 2010 CDBG, HOME, and ESG program funds to generate comments for the preparation of the Consolidated Plan and Action Plan.

4. ***Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided***

The County held the first round of public workshops at the following dates, times and locations:

First Round of Public Workshops

North County Workshop – 7:00 P.M. Tuesday, September 29, 2009, Atascadero City Hall, 6907 El Camino Real, Rm. 4, Atascadero

South County Workshop – 7:00 P.M. Wednesday, September 30, 2009, Arroyo Grande City Hall, 215 E. Branch St., Arroyo Grande

San Luis Obispo Workshop - 7:00 P.M., Tuesday, October 6, 2009, City/County Library, Community Room, 995 Palm Street, San Luis Obispo

Public Hearings

City of San Luis Obispo - Human Relations Commission, 5:00 P.M. Tuesday, September 22, 2009, San Luis Obispo City Hall, 990 Palm St.

County of San Luis Obispo – Board of Supervisors, Tuesday, December 8, 2009, San Luis Obispo County Board Chambers, 1055 Monterey Street, San Luis Obispo.

The second round of public workshops in January 2010 involved public input on the development of the Consolidated Plan and on the draft funding recommendations for the 2010 Action Plan. The public attending the workshops provided input on funding priorities and programs over the next five years; homeless needs; non-homeless special needs and social services; housing; and community development. Public comments on the draft funding recommendations were also discussed and staff discussed the justification of the draft funding recommendations. Citizens were allowed approximately 40 days to review the draft recommendations, before public hearings were held by the cities and the County Board of Supervisors to approve the Consolidated Plan and Action Plan and authorize its transmittal to HUD. Public comments received and the County's responses are summarized in an attachment to the Action Plan.

Second Round of Public Workshops

North County Workshop – 7:00 P.M. Wednesday, February 3, 2010, Atascadero City Hall, 6907 El Camino Real, Rm. 4, Atascadero

South County Workshop – 7:00 P.M. Monday, February 8, 2010, Arroyo Grande City Hall, 215 E. Branch St., Arroyo Grande

San Luis Obispo Workshop - 7:00 P.M., Monday, February 22, 2010, City/County Library, Community Room, 995 Palm Street, San Luis Obispo

During the entire course of the public process involved with the identification of needs, preparation of strategies and priorities for the Consolidated Plan and Action Plan, both city and County staff provided technical assistance to applicants, non-profit organizations, cities and citizens involved with the preparation of the Consolidated Plan and the Action Plan.

Consolidated planning regulations emphasize not only the need to consider public input from public meetings such those described above, but also input on housing and community development needs obtained through consultations with a wide variety of

agencies with knowledge about low-income client populations and how to best meet those needs. Accordingly, County staff consulted with numerous agencies and organizations, including service providers, affordable housing advocates, units of local government, city and County staff, to name a few.

Public Comments – Needs and Priorities for the Consolidated Plan and Action Plan

The following section provides an overview of critical community development needs and priorities related to the CDBG, HOME and ESG programs.

Affordable Housing

Agencies providing affordable housing and homeless service providers indicated that the lack of affordable housing in the county is severe, and that the County and cities should act to support provision of more affordable housing. High rents and low wages in the service sector often force families to live together in one home, creating overcrowded conditions contributing to a stressful living environment. Numerous individuals supported the idea that the participating jurisdictions of the Urban County provide more funding toward housing projects to increase all types of affordable housing.

Support to fund the Tenant Based Rental Assistance Program (TBRA) was expressed. TBRA provides monthly payment assistance for rental housing and security and utility deposits, two keys in assisting special needs and low-income persons in finding decent, safe and sanitary housing that they can afford. The San Luis Obispo County Supportive Housing Consortium anticipates an increase in the need for this program as the number of defaults on home loans and home foreclosures increases in the County.

Transitions-Mental Health Associates identified the need for short-term housing for special needs and extremely low-income persons.

The need for transitional housing in the North County and in the City of San Luis Obispo areas for victims of domestic violence and was identified. Several individuals identified the need for a local detoxification (detox) facility (with housing) to provide residents a local facility to reduce or relieve withdrawal symptoms in drug addicted individuals. Currently local residents must leave the county for detox treatment.

Homelessness

This year the most commonly cited unmet need was for homeless services throughout the Urban County. According to the homeless service providers, the numbers of homeless persons and families is on the rise. The homeless shelter in San Luis Obispo provides shelter almost exclusively to families with children. The 55-bed homeless shelter facility on Orcutt Road is always full, and overflow sheltering through local churches has continued. Single men generally must find overflow shelter at local churches or find what shelter they can in other locations.

Funding for case management is needed throughout the county, especially in the North and South County areas. Many of the homeless have mental disabilities that require case management to assist them in their daily life. There is great need for financial resources for continuum of care to keep people from becoming homeless.

Several individuals expressed support for the continued financial support by the County and the City of San Luis Obispo to the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center. Both facilities need the continued financial support to operate and maintain the facilities. According to the Community Action Partnership of San Luis Obispo County (CAPSLO), homeless service programs are no longer sustainable – they need supplemental funding. There are more clients with greater needs and now senior citizens are using the shelters because they do not have enough to pay for rent, food and medicine. Over the past years, CDBG, ESG and general fund contributions from these two jurisdictions have helped operate the facility, but the total available funding has been declining for several years due to the reduction in the annual CDBG entitlement amount. Both programs need additional funding for the operation and maintenance of the facilities, partly due to the increase in costs, but also in the demand for services. The increase in the homeless population has also contributed to an increase in the need for case managers, especially in the South County area. The Prado Day Center is currently handling anywhere between 90 to over 100 persons per day.

Support for the operation of the El Camino Housing Organization (ECHO) in the North County was expressed. ECHO provides night shelter for up to 30 homeless persons every night at its Atascadero facility. Funds will go to provide health services, i.e., flu shots, shots for tuberculosis and other health related services, which will help the homeless stay out of the local hospitals.

There is a need for basic 24-hour shelter for homeless persons who need medical attention (“medically fragile”). In many instances, these homeless persons are not able to stay at a homeless shelter because of their medical situation and thus do not have shelter. Funding to purchase a property to house homeless persons will provide relief; thereby increasing the chance of improved health through bed-rest.

The Five Cities Homeless Coalition, in their efforts to assist the South County homeless population, identified the need of a facility to provide a 1-stop day service center and/or an overnight shelter. An effort to identify needs and a potential site for a homeless service/shelter facility are underway by cities in the South County area and local homeless service providers and support groups.

Several individuals identified the need to replace the existing homeless shelter in the City of San Luis Obispo. Along with this need, a detoxification center at the new homeless shelter is needed.

The County should petition the federal government to increase the 15% of entitlement allocations for public services, as there is a greater need for homeless services.

Public Services

There is a need to support senior health screening services for health preventive purposes. The program provides services such as blood pressure readings and blood tests, cancer tests and health education. The need to support the health screening programs for women over the age of 40 was also identified.

Public Facilities

The largest single facility need identified this year is the need for a new homeless service center to replace the current homeless shelter in the City of San Luis Obispo. There is much interest in constructing a homeless shelter facility in the South County area as identified by several homeless service providers, local cities, support groups and citizens.

The County Public Works Department identified the need for funds to complete street improvements along the west side of Mission Street, between 11th and 12th Streets in the community of San Miguel. A portion of the drainage project is currently underway but additional funds are necessary to complete the project.

The County's General Services Department identified the need to fund Americans with Disabilities Act (ADA) improvement projects at various county owned buildings. Funding for ADA improvements throughout the Urban County jurisdictions is also a funding priority in order to comply with federal law.

Citizens of Nipomo and the Nipomo Community Services District identified the need to provide a neighborhood park along Tefft Street, east of Highway 101. These same groups also supported the construction of sidewalks, curbs and gutters along various streets located on the east side of Highway 101.

Public Works also has identified the need to assist low and moderate-income homeowners in the community of Los Osos with connecting the homes to the sewer. A funding program, such as a revolving loan fund could assist these homeowners.

A grant fund applicant identified the need to open a grocery store in California Valley not only for the benefit of the local population but also to serve any new residents or workers of the various proposed solar power plant projects in that area.

CAPSLO identified the need for additional funds to complete the rehabilitation of the proposed Head Start facility in Nipomo.

Two mobile home park owners identified the need for infrastructure improvements on park grounds. The need to provide funding in support of two, water infrastructure

projects, one on Los Osos and the second in Cayucos, provided new insight to a need previously not identified for the use of CDBG funds.

Economic Development

Mission Community Services Corporation and the U.C. Merced Small Business Development Center identified the need to fund economic development opportunities to small businesses. The need for technical assistance by small businesses (micro-enterprises) in order to improve their business management, improve their business plan, expand their business, create new jobs and educate these business owners on how to finance business operations.

The Economic Vitality Corporation too identified the need to fund economic development opportunities to small businesses with technical assistance and loan guarantees to assist local businesses expand their business and help create new jobs in the county.

The Cuesta Business Assistance Entrepreneurship Center identified a need to fund at-risk youth vocational programs in the county. The program will generate local jobs and help develop work skills.

As the result of the public workshops and discussion with local agencies, non-profit organizations and units of local government, the greatest unmet need identified appears to be funding for the construction of a new homeless shelter and homeless services. The need for a new homeless shelter was expressed seven years ago via discussions with the Housing Authority of the City of San Luis Obispo, owner of the Maxine Lewis Memorial Shelter for the Homeless. Interest in constructing a new homeless shelter has received additional attention, support and has brought many service providers together in the discussion of this specific need.

5. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

All comments received were accepted.



CHAPTER II: HOUSING AND HOMELESS NEEDS



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Housing Needs 91.205

6. *In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and Section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms “standard condition” and “substandard condition but suitable for rehabilitation.”*
7. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

Homeless Needs 91.205 (c)

8. *Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*
9. *Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

Non-homeless Special Needs 91.205 (d) including HOPWA

10. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental,*

physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

Lead-based Paint 91.205 (e)

11. *Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*

Housing Needs (91.205)

6. *In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms “standard condition” and “substandard condition but suitable for rehabilitation.”*

The Department of Housing and Urban Development (HUD) defines low- to moderate-income (LMI) households as households with an income below 80% of the County median income. Within that category, there are three income levels as follows:

- Extremely low-income households, which are households with an annual income below 30% of the MSA median income
- Low-income households, which are households with an annual income between 30-50% of the MSA median income
- Moderate-income households, which are households with an annual income between 50-80% of the MSA median income

The income limits for these groups for 2009 are as follows:

2009 Income Limits

Persons in Household	1	2	3	4	5	6	7	8
Median Income	\$49,550	\$56,650	\$63,700	\$70,800	\$76,450	\$82,150	\$87,800	\$93,450
Moderate-Income: ($<80\% \times$ median)	\$39,640	\$45,320	\$50,960	\$56,640	\$61,160	\$65,720	\$70,240	\$74,760
Low-Income: ($<50\% \times$ median)	\$24,775	\$28,325	\$31,850	\$35,400	\$36,200	\$38,225	\$43,900	\$46,725
Extremely Low-Income ($<30\% \times$ median)	\$14,865	\$16,995	\$19,110	\$21,240	\$22,935	\$24,645	\$26,340	\$28,035

Table HHN – 1: Housing Problems Output for All Households

Name of Jurisdiction: San Luis Obispo County, California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	2,437	3,755	1,020	7,264	14,476	4,674	1,543	405	1,200	7,822	22,298
2. Household Income <=30% MFI	1,267	1,725	430	4,645	8,067	2,014	674	130	670	3,488	11,555
3. % with any housing problems	77.5	84.9	95.3	84.1	83.8	65.5	87.4	100.0	73.1	72.5	80.4
4. % Cost Burden >30%	76.4	83.2	88.4	82.9	82.2	64.7	84.4	100.0	71.6	71.2	78.9
5. % Cost Burden >50%	53.3	73.3	73.3	76.0	71.7	43.4	75.5	92.3	66.4	55.8	66.9
6. Household Income >30 to <=50% MFI	1,170	2,030	590	2,619	6,409	2,660	869	275	530	4,334	10,743
7. % with any housing problems	71.8	81.5	81.4	85.9	81.5	46.6	78.1	92.7	63.2	57.9	72.0
8. % Cost Burden >30%	70.1	75.4	55.9	85.1	76.6	46.6	75.8	76.4	63.2	56.4	68.5
9. % Cost	29.1	32.3	11.9	50.4	37.2	26.7	55.2	34.5	38.7	34.4	36.1

Burden >50%											
10. Household Income >50 to <=80% MFI	910	3,103	844	2,913	7,770	3,875	2,475	845	1,023	8,218	15,988
11.% with any housing problems	55.5	55.8	75.7	60.4	59.7	27.6	67.3	80.5	58.5	48.8	54.1
12.% Cost Burden >30%	54.4	45.2	26.5	56.1	48.3	27.0	65.7	68.6	57.5	46.7	47.5
13. % Cost Burden >50%	14.8	5.6	3.0	12.3	8.9	11.5	28.1	22.5	30.2	19.9	14.6
14. Household Income >80% MFI	1,295	5,818	1,085	5,155	13,353	11,505	21,015	3,790	4,634	40,944	54,297
15.% with any housing problems	23.2	12.6	43.8	12.7	16.2	14.3	24.1	33.0	30.0	22.8	21.2
16.% Cost Burden >30%	17.8	6.3	6.0	9.3	8.6	14.2	22.8	21.9	29.0	21.0	17.9
17. % Cost Burden >50%	4.2	0.3	0.0	0.8	0.8	3.0	3.2	3.7	5.3	3.4	2.8
18. Total Households	4,642	12,676	2,949	15,332	35,599	20,054	25,033	5,040	6,857	56,984	92,583
19. % with any housing problems	56.6	44.1	68.0	55.9	52.8	26.3	31.9	45.9	41.0	32.3	40.2
20. % Cost Burden >30	54.1	37.4	33.9	53.4	46.2	26.0	30.6	34.7	40.1	30.5	36.5
21. % Cost Burden >50	26.0	16.6	13.9	34.2	25.2	11.9	9.4	10.8	17.6	11.4	16.7

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2004 data.

CHAS Data is based on sample data from Summary File 3, 2000 Census information. Due to weighting methods and other statistical operations used to extrapolate the sample data to the 100% count, the household numbers may differ from the 100% count (from Summary File 1) by a small margin of error.

All Households

According to the CHAS data, the County had 103,025 household, of which 60,980 or 59.2% were owners and 42,045 or 40.8% were renters.

The 2000 CHAS Data indicates that 40.2 percent of Urban County households are cost burdened, overcrowded or lack adequate kitchen/plumbing facilities.

Table HHN-1 indicates that renters experience a high proportion of housing problems at nearly 53 percent while owners experience 32.3 percent. Renters also experience a higher proportion of cost burden where 46.2 percent pay greater than 30 percent of their gross income while 25.2 percent pay housing costs that exceed 50 percent of their income. The percentages for owner households that experience a cost burden that exceeds 30 and 50 percent mark are 30.5 percent and 11.4 percent respectively.

Table HHN-1 also identifies large renter households face a disproportionate extent of housing problems. With 2,949 large renter households in the County, this household type represents only 8.2 percent of renter households. However, 68 percent of this household type experiences a housing problem.

Extremely Low-income Households (0 to 30 Percent Area MFI)

The “extremely low-income” designation applies to those households whose incomes are at or below 30% of the area median income. The CHAS Data Book identifies 11,555, or 12.5% of households are extremely low-income households in the County. Among these households, there are more renters (8,067) than homeowners (3,488) in the County.

80.4 percent of extremely low-income households have one or more housing problems, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Contributing issues to this problem is that 78.9 percent of these households are paying more 30% of their household income for housing, and 66.9% are paying more than 50% of their household income for housing.

Extremely low-income, costs burdened households can be further identified by household type: elderly, small family, large family, and all others. Of the extremely low-income renters, 1,267 are elderly households, 1,725 are small families, 430 are large families, and 4,645 are in the “other” category. Of the extremely low-income homeowners, 2,014 are elderly, 674 are small families, 130 are large families, and 670 are in the “other” category.

Low-Income Households (30-50% of Median Income)

The “low-income” designation applies to those households whose incomes are greater than 30%, but less than or equal to 50% of the area median income. The CHAS Data Book identifies 10,743 low-income households in the County. Among these households, there are more renters (6,409) than homeowners (4,334). 72% of low-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Again, cost burden is one of the housing problems in this group. 68.5% of these households are paying more than 30% of their household income for housing, and 36.1 are paying more than 50% of their

household income for housing. There is improvement in the cost burden data for low-income households when compare with data for extremely low-income households.

Low-income, cost burdened households can be further identified by household type: elderly, small family, large family, and all others. Of the low-income renters, 1,170 are elderly, 2,030 are small families, 590 are large families and 2,619 are in the “other” category. Of the low-income households, 2,660 are elderly, 869 are small families, 275 are large families, and 530 are under the “other” category.

Moderate-Income Households (50-80% of Median Income)

The “moderate-income” designation applies to those households whose incomes are greater than 50%, but less than or equal to 80% of the County median income. The CHAS Data Book identifies 15,988 moderate-income households in the County. Among these households, there are more homeowners (8,218) than renters (7,770). 54.1% of moderate-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Once again, cost burden is a housing problem for this group.

Approximately 48% of these households are paying more than 30% of their household income for housing, and nearly 15% are paying more than 50% of their household income for housing.

Moderate-income, cost burdened household can be further identified by household type: elderly, small family, large family, and all others. Of the moderate-income renters, 910 are elderly, 3,103 are small families, 844 are large families, and 2,913 are of the “Other” category. Of the moderate-income homeowners, 3,875 are elderly, 2,475 are small families, 845 are large families and 1,023 are of the “other” category. Just as there is significant improvement in the cost burden data between low-income and extremely low-income households, there is significant improvement in the cost burden data for moderate-income households when compared with data for low-income households.

Middle-Income Household (80-95% of Median Income)

The “middle-income” designation applies to those households whose incomes are greater than 80%, but less than or equal to 95% of the area median income. The CHAS Data Book identifies 54,297 middle-income households in the County. Among these households, there are more homeowners (40,944) than renters (13,353). 21.1% of middle-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Cost burden is a housing problem for this group, but significantly less than the other income groups.

Approximately 18% of these households are paying more than 30% of their household income for housing, and nearly 3% are paying more than 50% of their household income for housing.

Middle-income, cost burdened household can be further identified by household type: elderly, small family, large family, and all others. Of the middle-income renters, 1,295 are elderly, 5,818 are small families, 1,085 are large families, 5,155 are of the “other” category. Of the middle-income homeowners, 11,505 are elderly, 21,015 are small families, 3,790 are large families and 4,634 are of the “other” category. Just as there is significant improvement in the cost burden data between low-income and extremely low-income households, there is significant improvement in the cost burden data for middle-income households when compared with data for moderate-income households.

Renter Households

The CHASE Data Book identifies 35,599 renter households at all income levels. Of these households, 52.8% has one or more housing problem; including over 53.4% are cost burdened and 34.2% who are severely cost burdened.

Owner Households

The CHASE Data Book identifies 56,984 owner households at all income levels. Of these households, 40.2 have one or more housing problems, including 36.5% who are cost burdened and 16.7% who are severely cost burdened.

Elderly Persons

The “elderly person” designation applies to one- or two-person household where one or both persons are 62 years or older. The CHAS Data Book identifies 24,696 elderly households at all income levels, 4,642 who are renters and 20,054 of which are owners. Of these households, 56.6% of renters and 26.3% of owners have one or more housing problem, including 54.1% of renters and 26% of owners who are cost burdened, and 26% of renters and almost 12% of owners who are severely cost burdened.

Single Persons

The CHAS Data Book does not provide data for single-person households; however, the “Special Tabulations of 2000 Census Data” available on the huduser.org website (Table 4) identified 38,755 single-person households in the County. This number includes 22,605 renter households and 16,150 owner households. Of these households, 13,315 of renter households and 6,965 of owners have one or more housing problems.

Large Families

The “large family” designation applies to those households comprised of five or more related members. The CHAS Data Book identifies 7,989 large family households at all income levels, 2,949 of which are renters and 5,040 of which are owners. Of these households, 68% of renters and almost 46% of owners have one or more housing problem, including 37.4% of renters and 34.7% of owners who are cost burdened, and 16.6% of renters and 10.8% of owners who are severely cost burdened.

The tables below (consistent with HUD Table 2A) provide estimates of the housing needs among low-income and moderate-income families in the County. The information presented is based primarily on data from HUD's Comprehensive Housing Affordability Strategy (CHAS) estimates.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0 – 30%	H	1,465
		31 – 50%	H	1,654
		51 – 80%	M	1,731
	Large Related	0 – 30%	H	410
		31 – 50%	H	480
		51 – 80%	M	639
	Elderly	0 – 30%	H	982
		31 – 50%	H	840
		51 – 80%	M	505
	All Other	0 – 30%	H	3,906
		31 – 50%	H	2,250
		51 – 80%	M	1,759
Owner	Small Related	0 – 30%	H	589
		31 – 50%	H	679
		51 – 80%	M	1,665
	Large Related	0 – 30%	H	130
		31 – 50%	H	255
		51 – 80%	M	680
	Elderly	0 – 30%	H	1,319
		31 – 50%	H	1,240
		51 – 80%	M	1,070
	All Other	0 – 30%	H	490
		31 – 50%	H	335
		51 – 80%	M	598
Non-Homeless Special Needs	Elderly	0 – 80%	H	2,940
	Frail Elderly	0 – 80%	H	1,240
	Severe Mental Illness	0 – 80%	M	2,400
	Physical Disability	0 – 80%	H	1,266
	Developmental Disability	0 – 80%	H	4,000
	Alcohol/Drug Abuse	0 – 80%	H	128
	HIV/AIDS	0 – 80%	H	200
	Victims of Domestic Violence	0 – 80%	H	340

Persons with Disabilities

Persons with disabilities often face greater housing challenges than the population as a whole due to their incomes and special physical or other development needs.

Extremely high percentages of such households, particularly disabled elderly and renter households, pay larger portions of their incomes for housing and/or live in housing that does not meet their needs.

The 2000 Census counted 42,084 residents age 16 to 64 with a disability. The Census tallied 5,056 employment disabilities among residents in that age group (**Table HHN – 2**). The Census further showed that 8,289 persons in that age group lived with a mobility or self-care limitation. Since some persons may have more than one type of disability, the number of disabilities does not necessarily correspond to the number of persons with disabilities.

No accurate figures exist for the number of housing units in the County that are handicapped accessible. The Urban County helps physically disabled low-income households make minor accessibility modification and home repairs to their homes by funding the Economic Opportunity Commission's Minor Home Repair Program. Modifications typically consist of grab bars, adaptive steps, wheelchair ramps and other similar modifications.

Table HHN – 2: Disabilities

Total Disabilities	San Luis Obispo County
Total Disabilities for People 16 to 64 Years	42,084
Sensory disability	3,071
Physical disability	9,383
Mental disability	6,285
Self-care Disability	2,380
Go-outside-home disability	5,909
Employment disability	15,056
Total Disabilities for People 65 Years and Over	24,934
Sensory disability	4,955
Physical disability	8,849
Mental disability	3,205
Self-care disability	2,608
Go-outside-home disability	5,317

Source: 2000 Census Bureau

Persons with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of all homeless people are infected with HIV. Based on the results of the 2009 homeless enumeration count of 3,829 homeless persons living in San Luis Obispo County, it is estimated that 574 homeless persons are infected with HIV.

For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing is the primary barrier to consistent medical care and treatment. Persons with HIV/AIDS also require a broad range of services, including

counseling, medical care, in-home care, transportation, food, and stable housing. Today, persons with HIV/AIDS live longer and require longer provision of services and housing.

According to the County Public Health Department, there are currently about 200 reported cases of HIV/AIDS in the County. However, the population number of persons with HIV/AIDS is not known, primarily due to confidentiality reasons and state and federal budget cuts. The San Luis Obispo County Public Health Department has not produced updated population figures.

The last Epidemiologic Profile, produced in June 2003 by the Public Health Department, indicates that the first case of AIDS in San Luis Obispo County was reported in 1984. According to the profile “By June 1997, 405 cases had been reported, and to date, 527 cases have been reported. This represents an increase from 175 cases per 100,000 in 1998, to an overall cumulative incidence rate of 210 per 100,000 as of July 1, 2003. For purposes of the profile, because of the distinct differences in community vs. institutional reported cases, where possible, the data in the report is separated out into institution vs. community cases.

The profile reported a significant portion of the HIV/AIDS cases in San Luis Obispo County are housed in State Institutions within the County borders. These institutions are for male inmates only. AIDS cases reported in the institutional facilities in the County numbered 282 in 2003. For purposes of the profile, because of the distinct differences in community vs. institutional reported cases, where possible, the data in the report is separated out into institution vs. community cases. By race/ethnicity, 82% of the community cases were White, 12% Hispanic, and 4.8% Black.

Table HHN – 3: Racial breakdown of AIDS cases in San Luis Obispo County and California expressed as a percentage of cases

Race	San Luis Obispo (All cases)*	San Luis Obispo Community	San Luis Obispo Institutional	California
White	53%	82%	27.3%	59%
Black	28.4%	4.8%	49.3%	18%
Hispanic	17.1%	12%	21.6%	21%
Other	1.5%	1.2%	1.8%	2%

* Representing the combined category of institutional and community cases

Source: California Dept. of Health Services, Office of AIDS, HIV/AIDS Surveillance Report and San Luis Obispo County AIDS Program

The AIDS Support Network in the City of San Luis Obispo is the only organization in the county to assist persons with HIV/AIDS with housing and support services. The AIDS Support Network received annual HOPWA funds to assist with housing needs. The 2009/2010 HOPWA allocation was \$162,906. In San Luis Obispo County, funding for emergency, transitional and permanent housing assistance for individuals who are HIV positive is provided by the Housing Opportunities for Persons with AIDS (HOPWA) Program. The AIDS Support Network, which administers the emergency, transitional and permanent housing components to individuals who are HIV positive, reported that the following assistance was provided.

Table HHN – 4: HIV/AIDS Housing Unit Resources

Type/Program	Units/Capacity
Emergency housing	0
Transitional housing	0
Permanent housing	13
Total	13

Source: AIDS Support Network

Permanent housing helps create a safe and stable environment for persons with HIV/AIDS. The Housing Opportunities for Persons with AIDS (HOPWA) program helps individuals who are low-income and living with HIV/AIDS receive HPWA facility based housing assistance. The AIDS Support Network, the recipient of HOPWA funds from HUD, provides the only housing for HIV/AIDS persons in the County at two site each containing 9 and 4 units each, for a total of 13 one bedroom units countywide. To qualify, applicants must be HIV disabled, must meet income requirements, the income limit is 35% of the area median income. Of the 13 current occupants, nine (9) tenants earn < 30% of median family income (MFI) and four (4) earn between 31% - 50% of MFI.

Public Housing Residents

Assisted housing in San Luis Obispo County includes conventional public housing units, Section 8 Housing Choice Vouchers, Section 8 Project-based housing assistance, affordable housing development supported by the Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program, state programs funded through the California Department of Housing and Community Development, (HCD), and the Low-Income Housing Tax Credit (LIHTC) Program, administered by HCD. These programs assist household with incomes no greater than 80% of the median income.

These housing programs provide housing assistance to meet the needs of those low-income households who cannot afford decent, safe, and sanitary housing at market rate pricing. According to the U.S. Department of Housing and Urban Development (HUD), low-income is defined as 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs. A family of four with an annual income of no more than \$35,400 in 2009 is considered a low-income family in San Luis Obispo County.

There are 2,125 public housing units in San Luis Obispo County, which are administered through two Public Housing Authorities (PHA): the Housing Authority of the City of San Luis Obispo (HASLO) and the Housing Authority of the City of Paso Robles.

Section 8

The Section 8 program provides rental assistance for income-eligible households to rent appropriate permanent housing. This program includes tenant-based Housing Choice Vouchers and project based Section 8 assistance. Under the Housing Choice Voucher program, voucher holders can choose where they would like to live in the County. In 2010, the Housing Authority of the City of Paso Robles had 40 vouchers and the Housing Authority of the City of San Luis Obispo has 1,825 allotted vouchers, totaling 1,865 vouchers in the County.

The Housing Choice Voucher program, commonly referred to as Section 8, is a program that provides rental assistance to families and individuals who find themselves at or below fifty percent of the county median income for their family size. Designed to provide long-term rental assistance, the program helps people rent from property owners on the private market. The program serves families with children, elderly and disabled individuals, as well as families with members who are disabled.

Participating families or individuals pay a portion of their monthly income toward their rent, with HASLO paying the balance directly to the property owner. There are limitations on the amount of rent a property owner can charge under the program, as well as limitation to the size of housing units a family may rent based on their family size, but the program allows lower income families the opportunity to rent decent, safe and adequate housing that may not be available to them otherwise.

The program includes an inspection process to insure that all properties rented under the program are safe for those living in them. The inspection process provides a benefit to both the property owner and the resident family, insuring that all properties under the program remain safe and well maintained. All applicants for the program are screened to insure that participants in the program are free from violence and drug related activities, guaranteeing that everyone can enjoy safe and healthy lives.

Tenant-Based Rental Assistance Program (TBRA)

The Tenant-Based Rental Assistance Program is an emergency, short-term, rental assistance program originally developed by the San Luis Obispo Supportive Housing Consortium. The program has two components, the first for Supportive Housing consortium clients and the second for Department of Social Services clients. The Housing Authority of the City of San Luis Obispo (HASLO) administers the program for the Consortium and Department of Social Services.

The program assists individuals and families who are clients of the Supportive Housing Consortium member agencies and Department of Social Services. The clients must have extreme housing needs such as homeless, involuntarily displacement, or disabilities and limitations that keep them from finding or keeping housing on their own. When clients of the Consortium agencies or Department of Social Services find themselves with extreme housing needs, their caseworkers may refer them to HASLO for assistance under the TBRA program. Referral by a Supportive Housing Consortium member agency caseworker or Department of Social Services caseworker is the only way for a family or individual to access the TBRA program.

The TBRA program can help those who qualify pay part of their rent in the private rental market, as well as assist those who need it with a small loan for security deposits to property owners and utility companies. Some of those assisted by the TBRA program may be eligible for long-term rental assistance through the Section 8 Housing Choice Voucher (Section 8) program.

Housing Needs by Specific Housing Problems

Cost Burden and Severe Cost Burden

The cost of housing is measured by cost burden – the percentage of a household's income needed to cover housing expenses (rent plus utilities for renters, or mortgage payments, taxes, insurance and utilities for owners). Paying over 30% of a household's income on housing expenses is considered a cost burden, while paying more than 50% is considered a severe cost burden.

Households with a housing cost burden may be going without adequate food, health care and other necessities in order to pay for housing.

Substandard Housing Conditions

“Substandard” housing units are defined in the CHAS data, and therefore in this Consolidated Plan, as housing units without complete kitchen or plumbing facilities. In San Luis Obispo County, according to the CHAS Table 3, 890 units, or approximately 1% of housing units lack complete plumbing facilities. However, it is important to note that some housing units with complete kitchen and plumbing facilities may still require substantial rehabilitation or home repair efforts in order to ensure that they are safe, quality homes.

Overcrowding

Overcrowding is generally tied to a family’s income – the greater the household income, the more opportunities the household has to obtain housing appropriate to the family’s size. Appropriate housing refers to a household residing in a housing unit that provides sufficient space for the number of occupants, without exceeding unit capacity. HUD defines overcrowding as more than one person per room. By this definition, rental housing tends to be more overcrowded than owner-occupied.

Disproportionate Housing Needs

- 7. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.***

A racial or ethnic group is defined as having a disproportionately greater need if the percentage of persons in a category of need who are members of the particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category of need as a whole.

The table below shows data for the County of San Luis Obispo from HUD's Comprehensive Housing Affordability strategy (CHAS) for the population as a whole, broken down by income category. The final column presents the thresholds over which minority groups would be identified as having a disproportionate housing need relative to the population as a whole.

Housing Needs: Total Population

Median Family Income	Total Households	Percent of Households with Any Housing Problem	Disproportionate Need Threshold
<30% MFI	13,975	81.1% (11,340)	91.1%
30.1-50% MFI	12,135	74.7% (9,075)	84.7%
50.1-80% MFI	17,445	63.9% (11,160)	73.9%
>80.1% MFI	7,445	53.3% (3,975)	63.3%

Source: CHAS Table 1

The following tables present CHAS housing needs data for ethnic and racial groups in the County of San Luis Obispo.

Housing Needs: White Non-Hispanic Households

Median Family Income	Total White Non-Hispanic Households	Percent of White Non-Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	10,710	79.1% (8,480)	NO
30.1-50% MFI	9,050	72% (6,525)	NO
50.1-80% MFI	13,325	61.3% (8,170)	NO
>80.1% MFI	5,845	54.8% (3,205)	NO

Source: CHAS Table 1

Housing Needs: Hispanic Households

Median Family Income	Total Hispanic Households	Percent of Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	2,225	85.8% (1,910)	NO
30.1-50% MFI	2,445	80.5% (1,970)	NO
50.1-80% MFI	2,880	75.8% (2,185)	YES
>80.1% MFI	1,250	46.4% (580)	NO

Source: CHAS Table 1

Housing Needs: Black Non-Hispanic Households

Median Family Income	Total Black Non-Hispanic Households	Percent of Black Non-Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	20	100% (20)	YES
30.1-50% MFI	100	100% (100)	YES
50.1-80% MFI	250	30% (75)	NO
>80.1% MFI	65	100% (65)	YES

Source: CHAS Table 1

Housing Needs: Asian Non-Hispanic Households

Median Family Income	Total Asian Non-Hispanic Households	Percent of Asian Non-Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	630	88% (555)	NO
30.1-50% MFI	225	86.6% (195)	YES
50.1-80% MFI	330	78.7% (260)	YES
>80.1% MFI	265	47% (125)	NO

Source: CHAS Table 1

Housing Needs: Other Households

Median Family Income	Total Other Households	Percent of Other Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	300	93.3% (280)	YES
30.1-50% MFI	265	92.4% (245)	YES
50.1-80% MFI	620	68.5% (425)	NO
>80.1% MFI	0	0% (0)	NO

Source: CHAS Table 1

According to the above tables, all racial or ethnic groups in the County, with the exception of Whites, at various income levels, have a disproportionate housing need relative to the County's population as a whole with comparable household incomes.

The County of San Luis Obispo will continue to communicate with existing organizations that work with these racial or ethnic households, with a goal of reducing housing affordability disparities in future years. The County will also continue to support the production of affordable housing, with the knowledge that the more quality, affordable housing made available to the community, the more the entire population will benefit.

The County will also re-evaluate disproportionate housing needs after the 2010 Census and 2010 CHAS data are released, as the 2000 CHAS data may no longer accurately reflect the housing burdens of various racial and ethnic groups.

Housing Need Projections

Adequate sites have been identified to accommodate the share of housing need in the seven cities located in the County, and the County of San Luis Obispo. As part of each city and the County's Housing Element update process, the State Department of Housing and Community Development (HCD) issued its determination of each region's share of statewide housing need, broken down by income group. The region consists of unincorporated areas of San Luis Obispo County and the seven incorporated cities. The San Luis Obispo Council of Government (SLOCOG) then prepared and adopted a plan to allocate the housing need to the cities and the unincorporated areas of the county. HCD subsequently approved the Regional Housing Needs Plan (RHNP) as adopted by SLOCOG that designated 4,885 units for the San Luis Obispo County region. The assigned share of the regional housing need for the cities and the county are identified in Table HHN – 6.

Table HHN – 5: Lower-Income Households by Race, Reporting Any Housing Problem

Lower-Income Households by Race, Reporting Any Housing Problem				
	Race	# of Owners w. Problems HH	# of Renters w/ Problems HH	Totals by Race by Category
Extremely-Low Income HH Total Households: 13,975	White	2,575 (31%)	5,905 (69%)	8,480
	Black	0 (0%)	20 (100%)	20
	Hispanic	185 (10%)	1,725 (90%)	1,910
	Asian	70(13%)	485 (87%)	555
	Other	15(6%)	265 (94%)	280
	Total	2,846(25%)	8,400 (75%)	11,245 (26%)
Very Low-Income HH Total Households: 12,135	White	2,045(32%)	4,480 (68%)	6,525
	Black	0 (0%)	100 (100%)	100
	Hispanic	410 (21%)	1,560 (79%)	1,970
	Asian	125(65%)	70 (35%)	195
	Other	70 (25%)	215 (75%)	285
	Total	2,650(29%)	6,425 (71%)	9,075 (21%)
Low-Income HH Total Households: 17,445	White	3,980(49%)	4,190 (51%)	8,170
	Black	0 (0%)	75 (100%)	75
	Hispanic	865 (40%)	1,320 (60%)	2,185
	Asian	130 (50%)	130 (50%)	260
	Other	180 (39%)	285 (61%)	465
	Total	5,155 (47%)	6,000 (53%)	11,155 (26%)
TOTAL Extremely Low- to Low-Income		10,650 (34%)	20,825 (66%)	31,475 (72.5% of total HH)

Total Extremely Low-, Very Low- and Low-Income Households: 43,555

Source: HUD CHAS Table 1

Table HHN – 6: City and County’s Share of Housing Needs, 2009-2014

City/County	Very Low	Low	Moderate	Above Moderate	Number of New Units
City of Arroyo Grande	84	59	67	152	362
City of Atascadero	107	75	86	194	462
City of Grover Beach	44	32	36	81	193
City of Morro Bay	41	30	33	76	180
City of Paso Robles	151	105	120	270	646
City of Pismo Beach	36	25	29	68	158
City of San Luis Obispo	370	259	295	665	1,589
County of San Luis Obispo	303	211	241	540	1,295
Total	1,136	796	907	2,046	4,885

Source: Regional Housing Needs Plan adopted by SLOCOG, 2008

According to the 2008 RHNP, 21% of the projected housing will be needed to accommodate very low-income households: 14.7% for lower-, 12.3% for moderate- and 38% for upper income households.

In terms of geographical distribution, growth is expected to occur in areas adjacent to existing communities where infrastructure and services are already in place. This places pressure on the cities and unincorporated communities with water and sewer services.

Homeless Needs 91.205 (c)

8. *Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*

Nature and Extent of Homelessness

HUD Table 1A (as follows): Housing Gap Analysis Chart and Homeless Population and Subpopulations Chart compiles information on the extent of homelessness by subpopulation in San Luis Obispo County, the level of housing services currently provided to meet that demand, and the unmet needs within each category. Detailed demographic information on homeless persons in San Luis Obispo County was collected by the Homeless Services Coordinating Council, sponsored by the County of San Luis Obispo in 2009, through a point-in-time survey conducted on January 27, 2009, and is provided under the heading *Demographic Characteristics of the Homeless*.

HUD Table 1A Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	102	0	291
	Transitional Housing	57	0	368
	Permanent Supportive Housing	86	8	791
	Total	245	8	1450

Persons in Families with Children

Beds	Emergency Shelter	65	0	373
	Transitional Housing	38	0	1061
	Permanent Supportive Housing	2	0	1107
	Total	105	0	2541

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	28	10	635	673
1. Number of Persons in Families with Children	124	41	2117	2282
2. Number of Single Individuals and Persons in Households without children	49	28	1470	1547
(Add Lines Numbered 1 & 2 Total Persons)	173	69	3587	3829
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	7		194	201
b. Seriously Mentally Ill	34			
c. Chronic Substance Abuse	37			
d. Veterans	14			
e. Persons with HIV/AIDS	1			
f. Victims of Domestic Violence	8			
g. Unaccompanied Youth (Under 18)	0			

Optional Continuum of Care Homeless Housing Activity Chart:

Fundamental Components in CoC System - Housing Inventory Chart											
EMERGENCY SHELTER											
Provider	Facility	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name			A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow /Voucher
Current Inventory											
Community Action Partnership	Maxine Lewis Shelter	Y	69079	M		1	25	50	50	0	25
El Camino Homeless Org.	ECHO Shelter	N	69079	SMF		0	0	31	31	0	0
North County Women's Shelter	Women's Shelter	N	69079	SFFC	DV	8	30	0	30	0	0
Women's Shelter of SLO	Women's Shelter	N	69079	SFFC	DV	7	10	1	11	0	3
Transitional Food & Shelter	Transitional Food & Shelter	N	69079	SMF		0	0	20	20	0	2
SUBTOTAL						16	65	102	142	0	30
TRANSITIONAL HOUSING											
Provider	Facility	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name			A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
Family Care Network	THP+	N	69079	YMF		0	0	12	12		
North County Women's Shelter	Transitional Housing for Homeless	N	69079	SFFC	DV	7	20	0	20		
Transitions Mental Health	Transitional Housing for Homeless	Y	69079	SMF		0	0	18	18		
Transitions Mental Health	Congregate Housing	N	69079	SMF		0	0	13	13		
Transitions Mental Health	Adult Transitional Program	N	69079	SMF		0	0	12	12		
Women's Shelter of SLO	Women's Shelter	N	69079	SFFC	DV	2	18	2	20		
SUBTOTAL						9	38	57	95		
PERMANENT SUPPORTIVE HOUSING											
Provider	Facility	HMIS	Geo Code	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name			A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
People's Self Help Housing	Villas at Higuera	N	69079	M		1	2	4	6		
Transitions Mental Health	Community Housing Prgm	N	69079	SMF		0	0	40	40		
Transitions Mental Health	MHSA Program	N	69079	SMF		0	0	30	30		
Transitions Mental Health	North County PH Housing with Supports	Y	69079	SMF		0	0	6	6		
Community Action Partnership	North County PH and Case Management	Y	69079	SMF		0	0	6	6		
SUBTOTAL						1	2	86	88		
Under Development											
Transitions Mental Health	North County PH Housing with Supports	Y	69079	SMF		0	0	4	4		
Community Action Partnership	North County PH and Case Management	Y	69079	SMF		0	0	4	4		
SUBTOTAL						0	0	8	8		

Number of Homeless

Obtaining an accurate count of the homeless population is extremely difficult. Most efforts t county those who are homeless focus on the number of individuals using shelters or other homeless services on any given night. Difficulty arises in trying to locate and county individuals living without shelter (on the street, in cars, etc...) or those individuals and families who are homeless but temporarily staying with family and friends or in motels. These attempts often fall dramatically short of the actual number of unsheltered homeless. The transient nature of the population and the varying lengths of time in which individuals are homeless also frustrate counting efforts. On January 27, 2009, there were, at minimum, 3,829 persons living on the streets, creek beds, or accessing emergency, transitional, or permanent housing for the homeless in San Luis Obispo County. In 2005, there were, at minimum 2,408 homeless persons counted through a similar point-in-time count.

The 2009 enumeration was conducted on the evening of January 27 and on January 28 from 7:00 am to 1:00 pm. On the evening of the January 27, counting teams went to shelters, hospitals, and other sites where homeless individuals were likely to be stationary through the next day. On the morning of January 28, teams were located at both specific sites and general areas throughout the county, in order to count homeless individuals who were more likely to be mobile. Like the 2005 Enumeration, this methodology was developed based on HUD's guidelines.

The 2009 enumeration made several updates to the methodology established by the 2005 enumeration, including expanding the survey form from 11 to 26 questions. The new survey questions mainly addressed what services the homeless use and what are common health problems and disabilities among the homeless. In 2009, the enumeration team organized a significantly larger volunteer workforce, allowing the enumeration to reach more remote parts of the county than was covered in the 2005 enumeration. However, no substantial changes to the enumeration methodology were made.

Despite the similarities between the 2005 and 2009 enumerations, direct comparisons between the data generated by the two projects should be made with caution. The 2009 enumeration was conducted with a larger volunteer workforce, and it took place at a different time of the year. Thus, the fact that the two enumerations counted different numbers of homeless in different locations does not necessarily imply that there was a net gain in the homeless population between 2005 and 2009. Rather, the two enumerations should be regarded as "snapshots" of the homeless population at specific points in time.

Factors Contributing to Homelessness

There is rarely a single reason why people are homeless – the causes are manifold and complex. There are both structural issues (such as housing costs and the low wage labor market) and individual factors (such as domestic violence and untreated illnesses), which contribute to the problems of homelessness. When people who are homeless were asked to identify reasons for their homelessness, almost all cited several factors. This highlights the complexity of these factors that, working together, cause homelessness.

During the 2009 Point-in-time Count, information was sought from all households regarding their primary reason for homelessness. The reported results are below:

Table HHN – 7: Primary Reason for Homelessness by Region

Reason for Leaving Last Permanent Place by Region	North County	South County	SLO City	County Total
Unable to pay rent	34%	23%	26%	34%
Unemployment	22%	21%	20%	20%
Substance abuse	22%	17%	21%	16%

Divorce	16%	9%	13%	14%
Low wages	10%	15%	7%	14%

Source: San Luis Obispo County Homeless Enumeration Report 2009

For the whole County and each region, the most common response to why a person had to leave their last permanent place was “unable to pay rent.” A consistent 20% of the respondents cited “unemployment” as their reason for being homeless, and 20% of the respondents in the North County and SLO City cited “substance abuse.” Multiple responses were possible for this question.

Families and Persons in Need of Emergency Shelter

Homeless persons in San Luis Obispo County include families, seniors, single men and women, and youth. In 2009, a point in time enumeration counted 3,829 homeless persons living in San Luis Obispo County. The significant findings include:

- Approximately 36% of the all homeless counted were children under the age of 18.
- 5% of homeless counted were seniors.
- More than half (67%) of homeless counted were males, and 33% were females.
- Of the homeless visually counted (excluding school children), 36% were in the north county, 19% in the south county, 36% were in the City of San Luis Obispo, and 9% were counted in the north coast.
- Approximately 24% of homeless interviewed countywide slept outside the previous night of the count, 11% were in transitional housing, 12% in shelters, and 21% slept in a vehicle.
- The mean age of the persons interviewed countywide was 44 years old.
- 33% of the persons surveyed were families with kids.

Many homeless individuals and families use shelter and services in the incorporated cities. The Community Action Partnership of San Luis Obispo County (CAPSLO) uses general fund and CDBG and ESG grant money from the County and local cities to operate a homeless shelter and a homeless day center, both located in the City of San Luis Obispo. The homeless shelter provides 49 beds year-round. CAPSLO also works in partnership with the Interfaith Coalition for the Homeless to provide “overflow” sheltering during winter months. A different church hosts the “overflow” program each month, providing 15-35 beds nightly. Approximately 750 homeless persons receive one or more nights of emergency shelter and assistance during the year in San Luis Obispo.

The homeless day center provides showers, clothing, meals, mail and phone services, counseling services, health screening, and access to transitional housing. These services help the homeless to stabilize their lives and move toward greater self-sufficiency.

In the north county, CAPSLO and Transitions Mental Health Association operate permanent supportive housing programs for homeless persons with disabilities. These programs provide housing and case management services for homeless clients. Various churches and non-profit groups in the north county area provide other services such as day meals, food, clothing, and a motel voucher program. These groups include Transitional Food and Shelter, Loaves and Fishes, the Salvation Army, Harvest Bag and the El Camino Housing Organization (ECHO). In the south county, CAPSLO operates a case management program and the Five Cities Homeless Coalition operated a soup kitchen for homeless and non-homeless households in the South County area.

Homeless shelters are currently allowable in all residential land use categories, as well as in the Office and Professional, Agriculture, and Rural Lands land use categories. However, homeless shelters are not explicitly addressed in land use ordinances. A proposal to develop a homeless shelter would currently be reviewed through a Conditional Use Permit. Program 3.A in Chapter 4 addresses amendments to County ordinances to define an emergency shelter and identify land use categories where emergency shelters could be permitted without a Conditional Use Permit. The County is currently considering the Commercial Service, Public Facilities, and Industrial land use categories as potential zones where emergency could be allowed without discretionary approvals. There are approximately 52 acres of vacant land in the Commercial Service and Industrial land use categories. Assuming 150 persons could sleep in a homeless shelter on a 1-acre site, the County would need approximately 4.5 acres of land to accommodate the assumed unmet need. Through implementation of Program 3.A, the County will determine whether these and/or other land use categories have appropriate sites for ministerial approvals for emergency shelters.

Through ordinance amendments addressed in Program 3.A, transitional and supportive housing proposed in forms other than standard single-family dwellings will be similarly treated to other housing types allowed in the same land use category. In addition, definitions of transitional and supportive housing facilities will be explicitly defined in the land use ordinances. A program addressing the removal of governmental constraints for development of supportive housing and transitional housing is included in the Programs section of the Housing Element. Table HHN – 8 shows emergency shelters and transitional housing facilities countywide.

Table HHN – 8: Emergency Shelter & Transitional Housing in San Luis Obispo County

EMERGENCY SHELTERS			
Name	Location	Number of Beds	Population Served
Maxine Lewis Memorial Shelter – CAPSLO	City of San Luis Obispo	75 (49 plus overflow)	Single Homeless Adults and Families with Children
ECHO Homeless Shelter	Atascadero	32	Single Homeless Adults
Transitional Food and Shelter – TFS (medically fragile homeless)	San Miguel, Atascadero, Paso Robles, Arroyo Grande, San Luis Obispo	12	Single Medically fragile Adults
North County Women’s Shelter and San Luis Obispo women’s Shelter	Atascadero, Paso Robles, and San Luis Obispo	42	Single women and women with children
TRANSITIONAL HOUSING			
Adult transitional Housing – TMHA	San Luis Obispo	12	Single adults
Transitional Housing for Homeless – TMHA	San Luis Obispo	17	Single adults
TH fro Homeless Women/Children in San Luis Obispo (Women’s Shelter)	Atascadero, Paso Robles, and San Luis Obispo	18	Single women & women with children
Family Care Network TH	Grover Beach	12	Youth Males and Females
Pasos de Vida - Lifesteps	Arroyo Grande	15	Single females and households with children
Congregation Housing – TMHA	San Luis Obispo and Atascadero	13	Single adults
PERMANENT SUPPORTIVE HOUSING			
Community Housing Program	San Luis Obispo	40	Single adults
Villas at Higuera	San Luis Obispo	6	Single adults
MHSA Program	San Luis Obispo	26	Single adults
TOTAL BEDS = 320			

The County, in conjunction with the cities and a large stakeholder group, convened in 2008 to create a 10 Year Plan to End Homelessness (10-Year Plan). The 10-Year Plan provides a clear vision of steps necessary to help homeless or at-risk persons arrive to stable housing as productive members of the community. A central goal of the 10-Year Plan is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing system wide efficiency in provision of services and utilization of resources. Four priorities and several implementing strategies based on each priority are incorporated in the 10 Year Plan. Priorities include:

- ***Priority 1. Facilitating Access to Affordable Housing to Put an End to Homelessness.***
- ***Priority 2. Stopping Homelessness Before it Starts through Prevention and Effective Intervention.***
- ***Priority 3. Ending and Preventing Homelessness through Integrated, Comprehensive, Responsive Supportive Services.***
- ***Priority 4. Coordinating a Solid Administrative & Financial Structure to Support Effective Plan Implementation.***

All seven cities as well as the County agreed in 2009 to endorse the 10-Year Plan to End Homelessness, to use the plan as a guide for future efforts, and agreed to designate a city council or Board member to serve as a representative in ongoing collaboration to address homelessness.

9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Demographic Characteristics of the Homeless

The best tool to measure the demographic characteristics of the homeless in San Luis Obispo County is the Point-in-Time Count. The 2009 enumeration of the county's homeless population provides excellent information about who really is homeless. The following charts show the percentage of persons in the demographic categories of gender, race and age.

Age and Gender

The basic demographic data captured from the survey reveal that the average homeless person in the County is less than 45 years of age. Additionally, 37% of those surveyed were female. The data from this sample population reveal a much younger and more diverse homeless demographic than is typically assumed.

Table HHN – 9: Age & Gender – Whole County Region

Region	% Female	% Male	Mean Age
North County	46%	54%	38
South County	35%	65%	42
SLO City	25%	75%	43
County Total	37%	63%	44

Age & Gender by RegionAge

The data in the North County, South County and SLO City regions were fairly consistent with the mean age ranging between 38 and 44 years. The North County region had the youngest mean age of those surveyed at 38 years, while SLO City had the oldest age of those surveyed at 43 years old.

Gender

25%-46% of the homeless persons surveyed were female in each region. The North County region had the largest percentage of female homeless persons, at 46%, while SLO City had the lowest percentage of females surveyed at 25%.

9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Ethnicity and LanguageEthnicity

The whole County data reveal that the homeless population is predominantly White (72%), followed by Hispanic (18%). A smaller proportion of the surveyed homeless persons were African American (5%) or American Indian/Alaskan Native (4%). It should be noted that these latter two percentages are more than double the percentages found in the County according the 2005-07 American Community Survey.

Table HHN – 10: Ethnicity

Ethnicity	
White	72%
African American	5%
Asian	0%
Hispanic	18%
American Indian/Alaskan Native	4%

Language by Region

Though language barriers posed a possible issue for the enumerators, it was found that most of those surveyed spoke English. Only four surveys were conducted in Spanish, all

in North County. Overall, Spanish was found to be the first language of approximately 9% of those surveyed. Four individuals interviewed stated that their first language was a Native American or Mexican dialect, while two spoke other European languages.

Table HHN – 11: Spanish Speakers (First Language) by Region

Location	Number	Percent
North County	23	17%
South County	8	12%
SLO City	0	0%
County Total	31	9%

Source: Homeless Enumeration Report 2009

Education

The results from the survey reveal that the largest population of those surveyed - 33%, had at least a high school diploma or the equivalent (Table HHN -12). Moreover, nearly 30% of those surveyed had attended college, and 6% had obtained a college degree. Roughly, 26% reported that they had attended high school but did not receive a diploma, while only 4% reported that the highest level of education attained was grade school. These results indicate that 66% of the homeless reported that they had obtained at least a high school diploma and 33% had attended college. Only 30% reported that the highest level of education obtained was “some high school.”

Table HHN – 12: Education – Whole county

Education – Whole county Educational Level	Number	Percent
Grade School	14	4%
Some High School	89	26%
Diploma/GED	113	33%
Some College	92	27%
College Degree	21	6%
Non-response/omitted	13	4%
County Total	342	100%

Source: Homeless Enumeration Report 2009

Employment

Most of the homeless persons surveyed (74%) did not have a paid job. A greater percentage of those surveyed in the North County, 28%, and the South County, 22%, reported being employed compared in SLO City, 7% (Table HHN – 13). Among the 62 persons surveyed who were employed, the most common employment sector reported was construction, 47%, followed by retail/food sector, 31%, and housekeeping at 12% (Table HHN – 14). It should be noted that most of the employed homeless persons are employed in sectors that are highly sensitive to the health of the economy – construction and retail/food service.

Table HHN – 13: Employment

Whole County	Number	Percent
Working	62	18%
Not Working	252	74%
Non-response/omitted	28	8%
County Total	342	100%
Employment by Region		

North County	39	28%
South County	15	22%
SLO City	8	7%
Total Employed	62	100%

Source: Homeless Enumeration Report 2009

Table HHN – 14: Type of Employment

Type of Employment – Whole County Employment Sector	Number	Percent
Construction	29	47%
Retail/Food Service	19	31%
Housekeeping	7	12%
Office Work	4	7%
Other	2	3%
County Total	62	100%

Source: Homeless Enumeration Report 2009

Homeless Veterans

For the whole County, a very low percentage of interviewees reported that they were Veterans, 13% of all interviewees. Of these respondents reporting to be Veterans, 40% reported that were enrolled in Veterans' Services. Table HH-33 shows the major sites where most individuals accessed Veterans' Services.

Table HHN – 15: Veteran Services

Veterans' Services – Whole County Veteran Status	Number	Percent
Veteran	44	13%
Not a Veteran	280	82%
Non- Response	18	5%
County Total	342	100%
Use of Services		
Did not use Services	26	59%
SLO County Veterans" Services	9	20%
SLO Outpatient Clinic	5	11%
Veterans" Unemployment Services	1	2%
SB County Veterans" Services	3	7%
Service Total	44	100%

Source: Homeless Enumeration Report 2009

According to the 2008 American Community Survey, civilian veterans roughly make up 11% of the population (23,493 civilian veterans). However, according to the 2009 Point-in-Time County, 13% of the county's homeless population are civilian veterans.

Veteran Affairs (VA) outpatient clinic locations in or outside of the county include the San Luis Obispo Clinic, located at 1288 Morro Street, and the Santa Maria Clinic, located at 1550 East Main Street in the City of Santa Maria (Santa Barbara County). Both clinics are part of the VA Greater Los Angeles Healthcare System (GLA), the largest integrated healthcare organization in the Department of Veterans Affairs with 945 operating and authorized beds. It is a tertiary care facility classified as a Clinical Referral Level 1 Facility, and is a teaching hospital, providing a full range of patient care services, with state-of-the-art technology as well as education and research. Comprehensive health care is provided through primary care, tertiary care, and long-term care in areas of medicine, surgery, psychiatry, physical medicine and rehabilitation, neurology, oncology, dentistry, geriatrics, and extended care

Chronic Homeless Population

The most recent analysis of the chronically homeless population in San Luis Obispo County came from a report out of the Homeless Management Information System (HMIS) in December 2009. This report showed that 73.8% of the chronically homeless in San Luis Obispo are men. 97.2% reported being homeless more than once, significantly greater than the 47.7% of the general homeless population who reported multiple episodes of homelessness. 37.5% are White, 61.9% are Black or African American. Of those, 3% are Hispanic or Latino. Of the primary reasons for homelessness, 17.9% cite mental health and 19.2% cite substance abuse. Many of these may be co-occurring. The targeted population often has concerns about losing autonomy and freedom and is frequently rejected by housing program. This is because they are labeled as “treatment resistant” or not “housing ready” as they refuse to participate in psychiatric treatment, substance abuse services, or have criminal histories that make them ineligible. Low demand “Housing First” programs with appropriate and available services and supports are highly successful in stabilizing this population. The “Housing First” model has been embraced by the Continuum of Care, and a variety of programs utilizing the method has been established, drastically reducing the chronically homeless population from 86 in 2005 to 33 in 2009.

The strategies surrounding the chronically homeless are not much different from the strategies surrounding the non-chronically homeless. The differences tend to be more about a strategy of engagement with a population that may be very distrustful of government or service providers.

To be effective, services must be accessible and provided in a coordinated and flexible manner. Services may often be rendered on the street or in areas not meant for human habitation. The most important strategy is a strategy of consistency. The chronically homeless individual must know that the worker will be there consistently so that when the individual is finally ready to engage – then the work can begin. A continuous case management model is also extremely important, as one of the most important factors is trust. By the time someone meets the criteria for being chronically homeless there may

be significant barriers built up by increasingly difficult and often contradictory government bureaucracies and by a lack of consistency among service providers. Further, those with mental health or substance abuse issues have often been suffering without proper medical attention for long periods of time, which can make their mental health issues even more pronounced, or addiction even harder to overcome.

Nevertheless, the core strategy is similar – engage in services with a continuous case management model, increase income through enrollment in mainstream benefit programs and provide access to safe, adequate, and affordable housing.

Table HHN – 16: Core Strategies

Core Services	Supportive Services	Management Services
Information and Referral		Life Skills Services
Outreach and Engagement		Child Care Services
Alcohol and Drug Abuse Services		Education and Training Services
Mental Health and Counseling Services		Employment Services
Client Centered Continuous Case Management Services		Legal Services
Income Management and Support		
Permanent Housing Options		
Discharge Planning		
Transportation		

Fair Housing

The San Luis Obispo County Department of Planning and Building is currently updating the Analysis of Impediments (AI) to Fair Housing. The current Analysis of Impediments to Fair Housing Choice and Fair Housing Plan was prepared in an effort to affirmatively further fair housing in San Luis Obispo County. The AI identifies specific impediments and sets forth strategies to be implemented over a five-year period that will result in an increased awareness of fair housing issues while improving the housing environment in San Luis Obispo County. The AI addresses the impediments in the unincorporated areas and each of the five participating cities of the Urban County.

The updated AI will detail any changes that have occurred in community perceptions of fair housing issues, any changes resulting from legal initiatives, as well as any changes to local governmental processes. Specific impediments are described related to the public sector and private sector and sets forth strategies to address the barriers to affordable housing for both.

As of the publication of the Consolidated Plan, San Luis Obispo County is in the process of conducting a new, updated AI. The AI will be presented to the San Luis Obispo County Board of Supervisors for approval.

Non-homeless Special Needs 91.205(d) including HOPWA

10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental and physical disabilities, persons suffering from drug and alcohol addition, public housing residents, and persons living with HIV/AIDS. Many persons with such special needs also have very low income. It is very difficult to determine the number of individuals with special needs in San Luis Obispo County. The unmet needs data in this section of the Consolidated Plan was obtained from interviews with area organizations that were special needs populations and from completed surveys.

**HUD Table 1B
Special Needs (Non-Homeless) Populations**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	H	2,940	\$3,969,000	0	0
Frail Elderly	H	1,240	\$1,674,000	0	0
Severe Mental Illness	M	2,400	\$3,240,000	0	0
Developmentally Disabled	H	4,000	\$5,400,000	112	22
Physically Disabled	H	1,426	\$1,925,100	112	22
Persons w/ Alcohol/Other Drug Addictions	H	128	\$172,800	0	
Persons w/HIV/AIDS	H	200	\$270,000	113	23
Victims of Domestic Violence	H	340	\$459,000	113	23
Other					

TOTAL		12,674	\$17,109,900	450	90
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Data Sources:

Dollars to Address Unmet Need: Based on estimate cost for case management at approximately \$500/person and current rental one-bedroom market value estimated at roughly \$850/person for one year.

Goals: Goals are based on the number of people who will require any of the identified services. Although it is expected for some elderly, frail elder, persons with severe mental illness and persons with alcohol and other drug addictions to receive services via the program grant funds, the number of persons that will benefit are unknown at this time.

Elderly: Based on CHAS data' defined as one or two member households with either person 62 years old or older who are renters living at or below 80 percent of the AMI with a housing cost burden greater than 30 percent of their income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Frail Elderly: Based on CHAS data; defined as households who meet the definition of elderly, with an additional condition that limits substantially one or more basic physical activities, such as walking, lifting, carrying and/or a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around the house.

Developmentally Disabled: Based on data reported by Work Training Program, Inc., an agency addressing the needs of the developmentally disabled reports that at least 4,000 people of all ages in the county currently have mental retardation, cerebral palsy, autism or other developmental disabilities.

Physically Disabled: Based on CHAS data for households below 80 percent of the AMI with a housing costs burden greater than 30 percent of their income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Persons w/HIV/AIDS: Based on

Persons w/Alcohol/Drug Addictions: Based on the "Report and Plan for Addressing Detoxification Needs of Substance Users", Fall 2007, by the San Luis Obispo County Health Agency's Drug & Alcohol Services Division.

Victims of Domestic Violence: Based on local account by the Community Foundation of San Luis Obispo County for total number of shelters victims of domestic violence and those who are unsheltered homeless victims of domestic violence identified in the San Luis Obispo Countywide 10-Year Plan to End Homelessness.

Lead-Based Paint 91.205(e)**11. Estimate the number of housing units* that contain lead-based paint hazards, as**

defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

Estimated Number of Housing Units that Contain Lead-Based Paint

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint is recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions; reading and learning disabilities; decreased attention span; hyperactivity and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

A significant portion of the housing stock in San Luis Obispo County consists of homes built before lead-based paint was banned in 1978. Approximately 46% (53,925 housing units) of the existing 115,617 housing units in the County were constructed in eras when using lead-based paint was the norm. This suggests that most of the homes and apartment buildings that have not been recently renovated, or have not been built in the last 32 years, contain some lead-based paint. National studies estimate that 75 percent of all residential structures built prior to 1970 contain lead-based paint (LBP). However, not all units with LBP present a hazard. Properties most at risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

Using data provided by the Comprehensive Housing Affordability Strategy data (CHAS), it is possible to approximate the number of housing units that may contain lead-based paint and that are occupied by LMI households. The significance of this data is that LMI owner households who are cost burdened may not have the resources to abate lead-based paint in their homes. LMI renter households may not even be aware that their leased units contain lead-based paint, or they may be hesitant to ask their property owner to abate the problem for fear of being evicted or having their rent increased.

According to HUD's CHAS Data, there may be as many as 53,925 occupied housing units in San Luis Obispo County that contain lead-based paint. Of these units with lead-based paint, 27,185 are owner-occupied and renters occupy 26,740. Up to 20,296 housing units may have deteriorated lead-based paint occupied by households with an annual income below 80% of the median family income. However, an estimate of 90% of housing units constructed prior to 1978 may contain lead-based paint (LBP). Through rehabilitation efforts and private improvements, a large number of these units have already been abated.

Proposed Actions to Reduce/Eliminate Lead-Based Paint Hazards

A lead-based paint hazard is any condition that causes exposure to lead or lead contaminated dust, soil, or paint that is deteriorated in accessible or friction surfaces. It does not include intact lead-based paint, which is not on a chewable, impact, or friction surface.

As part of preparation of this plan, the County Environmental Health Division was consulted. They indicated that their statistics on numbers of children poisoned by lead-based paint are misleading, since most parents in the county seem to be reluctant to have their children tested. This is primarily because they are unaware of the hazard.

In the County of San Luis Obispo, there have been 62 cases of children with lead poisoning since 1992, but only two caused by lead-based paint (LBP). Typically, lead poisoning exposure is the result of parent occupation or hobbies (i.e., lead from work clothes or from the making of lead bullets). According to the County Environmental Health Division, no active lead-based paint poisoning cases have been reported since 2007. The County Health Department now has certified EBL (elevated blood lead level) staff and an XRF machine.

The County's public health clinics began testing all pre-natal children clients for LBP within the last eight years. This is due to recently adopted guidelines in state public health programs for WIC (Women in Care of Children) and CHDP (Child Health Disability Program) that recommend such blood testing. The County will continue to do follow-up inspections for all public health clinic cases of children suspected of suffering from LBP.

In an effort to prevent LBP poisoning, the County's Environmental Health Division has distributed state and federal lead-based paint information packets throughout the County, including the County's Planning and Building Department's front counter where building permits are issued that involve remodeling of suspect lead-based paint containing buildings.

All public housing units in the county have been tested for LBP, and corrective measures implemented. All Section 8 residents in the county are now receiving a HUD pamphlet alerting them to the hazards of lead-based paint, and how to request health screening if they suspect contamination.

The County Department of Planning and Building has launched a program to educate HUD grant recipients about the new federal requirements regarding lead-based paint. This is in response to the new HUD regulations in 24 CFR 35, particularly Subparts J, K & M. The County is revising its own policies, documents and procedures. The San Luis Obispo County Health Agency launched the Childhood Lead Poisoning Prevention Program in an effort to educate the public on the hazards and resources

available for lead-based poisoning. In addition, the County has initiated a program with the following components:

- Inform the local administrators (i.e., housing authorities), subrecipients (i.e., public and non-profit agencies) and other entities who have the responsibility of implementing the lead-based paint regulations. The County is actively contacting the responsible individuals and agencies to inform them about the new regulations and how to implement them.
- Advise the responsible individuals and agencies on updating their policies, documents and procedures regarding lead-based paint. The updates must reflect the new requirements for initial inspection, lead hazard removal, clearance work, recipient (client) notification, and on-going maintenance that shall be performed by qualified individuals.
- Inform the responsible individuals and agencies of classes available for the training of in-house staff in implementing the lead-based paint regulations.
- Identify the available pool of inspectors and contractors qualified in dealing with the hazards of lead-based paint.
- Establish quarterly contact with state and local health agencies to share information regarding cases of children with Environmental Intervention Blood Lead Level.
- Monitor local awareness and compliance with the federal regulations regarding lead-based paints.

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CHAPTER III: HOUSING MARKET ANALYSIS



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Housing Market Analysis 91.210

12. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*
13. *Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

Public and Assisted Housing 91.210 (b)

14. *In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including*
 - a. *the number of public housing units in the jurisdiction,*
 - b. *the physical condition of such units,*
 - c. *the restoration and revitalization needs of public housing projects within the jurisdiction,*
 - d. *the number of families on public housing and tenant-based waiting lists and*
 - e. *results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).*
15. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

Homeless Inventory 91.210 (c)

16. *The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.*

Special Need Facilities and Services 91.210 (d)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Barriers to Affordable Housing 91.210 (e)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Housing Market Analysis 91.210

12. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Between 1980 and 1990, San Luis Obispo County's population grew by 40%, from 155,435 to 217,162 residents, and between 1990 and 2000 the county's population increased by just 14%, to 246,681 residents in 2000. Between 2000 and 2008 the County population increased by 9% to 269,336 residents. In 2009 the population stood at 270,429 (California Department of Finance, 2009). The annual growth rate has dropped from a high of 4% per year between 1980 and 1990 down to just over 1% per year between 2000 and 2009. From 2009 to 2013, the population growth rate is expected to be between 0.8% and 1.1% per year (UCSB Economic Forecast Project, 2009).

Table HM-1 - Census Population Estimates 1950-2000 for San Luis Obispo County

Community	1950	1960	1970	1980	1990	2000	2008**
Arroyo Grande	1,723	3,291	7,454	11,290	14,378	15,851	16,826
Atascadero	3,443	5,983	10,290	16,232	23,138	26,411	26,947
Grover Beach	1,446	1,317	2,564	4,551	11,656	13,067	13,087
Morro Bay	1,659	3,692	7,109	9,163	9,664	10,350	10,350
Paso Robles	4,835	6,677	7,168	9,163	18,583	24,297	29,682
Pismo Beach	2,278	3,582	4,043	5,364	7,669	8,551	8,576
San Luis Obispo	14,180	20,437	28,036	34,252	41,958	44,174	42,835
Total Incorporated	29,564	44,979	66,664	90,015	127,046	142,701	148,303

Avila Beach	500	550	400	963	873	797	1,012
Cambria	788	1,260	1,716	3,061	5,382	6,232	6,408
Cayucos	924	1,400	1,772	2,301	2,960	2,943	3,132
Baywood/Los Osos	600	1,480	3,487	10,933	14,377	14,351	14,803
Nipomo	2,125	5,210	5,939	5,247	7,109	12,626	14,726
Oceano	*	2,430	3,642	4,478	6,169	7,228	7,941
San Miguel	572	910	808	803	1,123	1,427	1,699
Santa Margarita	535	630	726	887	1,173	*	1,372
Templeton	795	950	743	1,216	2,887	4,687	5,464
Total Unincorporated	21,853	36,065	39,026	65,420	90,117	103,980	121,033
Total County	51,417	81,044	105,690	155,435	217,162	246,681	269,336

* = not available

** = Economics Research Associates - Report, "Update to Long Range Socio-Economic Projections", Revised May 15, 2009 and San Luis Obispo County Population Projections, June 10, 2009. Prepared for San Luis Obispo Council of Governments



Map of San Luis Obispo County
Enlarged Map of San Luis Obispo County

Between 1990 and 2000, a majority of the new residential development followed the Highway 101 corridor to the north and south of the City of San Luis Obispo. The communities of San Miguel, Paso Robles, Templeton and Nipomo are along this growing population corridor.

The county's population growth reflects a strong in-migration of affluent, retired people, a drop in the natural birth rate, and an exodus of young professionals with families. San Luis Obispo County experienced a 30% drop in the natural birth rate between 1990 and 2000. At the same time, 60% to 80% of the county's population growth was due to in-migration of people arriving from outside of the county. (Source: "Trouble on the Home Front", San Luis Obispo Tribune, June 16-23, 2002).

From 2000 to 2007, natural births began increasing. Natural births totaled 2,435 in 2000 and increased to 2,884 in 2007 (an 18% increase), and births are projected to increase another 4% from 2008-2015 from 2,909 births to 3,033 (California Department of Finance). The Department of Finance projects that the countywide population will grow by over 41,000 from 2000 to 2020, and that the population make-up will include the following changes:

- Young professionals and families (30 to 44 years of age) will decrease by 5%, from 22% of the total population in 2000 to only 17% in 2020.
- Older professionals (45 to 64 years of age) will decrease by 1%, from 24% of the total population in 2000 to 23% in 2020.
- Newly retired individuals (60 to 64 years of age) will increase by 3%, from 4% of the total population in 2000 to 7% in 2020.
- Retired individuals (65+ years of age) will increase by 6%, from 15% of the total population in 2000 to 21% in 2020.

Many people, particularly retiring, affluent "baby-boomers" from the San Francisco Bay Area and from Southern California are attracted by the county's natural beauty, its central coast location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. Until recently, young professional workers and others came to San Luis Obispo County and accepted lower average salaries because they enjoyed the local lifestyle. However, housing costs in San Luis Obispo County tripled since 1995, rapidly outpacing local salary increases. The County is now the third most unaffordable area in the nation, with only 32.1% of the homes being affordable to median income households (National Association of Homebuilders, 4th Quarter, 2009). Young workers and families are leaving the county to find quality jobs and more affordable housing elsewhere. Local school enrollment is declining in some communities. The student population was 34,953 in 2007 (for K-12), but it is projected to drop to 34,537 students by 2012 (California Department of Finance). Local school districts have cut popular programs, close schools and reduce the teacher workforce in response to these changes.

The County's Geographic Areas and Centers of Ethnic Minority Concentration

San Luis Obispo County has three geographical areas defined by their climate zones and major industries. They are the North County, South County, and the Coastal Area. In the North and South County areas, the major industry is agriculture, with wineries, ranching and row crops. Along the coast, tourism is the major industry. Many people are also in government work (government agencies, colleges, the state prison, the state mental hospital, etc.). The major population centers are along the Hwy 101 corridor and along the coast.

The following table compares the County's population base with those of the state and the nation. San Luis Obispo County's ethnic mix is similar to that of the nation's population base, except that fewer Blacks live in the County. California's ethnic mix is unlike the national or countywide census bases, and reflects an urban population. The County is rural in nature.

Table HM – 2: Ethnic Mix of Local, State & National Population Bases (2008)

Ethnic Group	United States	California	San Luis Obispo Co.
Total Population	301,237,703	36,418,499	262,238
White	76.2%	63.8%	88.3%
Hispanic	15.1%	36.1%	18.8%
Black	13.1%	7.0%	1.9%
Asian	4.9%	13.5%	4.1%
American Indian	1.5%	1.7%	2.1%
Hawaiian/Islander	0.3%	0.6%	0.2%
Total*	111.1%*	122.7%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – ACS Demographic & Housing Estimates – 2006-2008

The County's population base is gradually becoming more diverse. Between 1990 and 2000, the ethnic minority groups grew to provide a larger portion of the County's total population. The White portion of the population base decreased from 81.2% in 1990 to 76.1% in 2000.

Table HM – 3: Ethnic Mix of Local Population Base - 1990 to 2008

Ethnic Group	1990 County Population	2008 County Population
Total Population	217,162	262,238
White	81.2%	88.3%
Hispanic	13.3%	18.8%
Black	2.0%	1.9%
Asian	2.7%	4.1%
American Indian	0.8%	2.1%
Hawaiian/Islander	0.1%	0.2%
Total*	100.1%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – ACS Demographic & Housing Estimates – 2006-2008

The cities and communities near the agricultural lands of north and South County tend to have an ethnic mix in which 30% to 40% or more of the residents are of a minority group. This includes Paso Robles, Nipomo, San Miguel, Oceano, and Shandon. The demographic information from three of these communities is shown below:

Paso Robles*

64.2% -	15,600	White
27.7% -	6,735	Hispanic
4.1% -	1,005	Black
2.6% -	643	Asian
2.5% -	604	Native American
0.3% -	81	Hawaiian/Pacific Islander
101.4% -	24,668	Total

Nipomo*

60.6% -	7,653	White
34.5% -	4,362	Hispanic
2.7% -	336	Asian
2.6% -	333	Native American
0.9% -	116	Black
0.3% -	44	Hawaiian/Pacific Islander
101.6% -	12,844	Total

Oceano*	48.9% -	3,548	White
	44.6% -	3,240	Hispanic
	3.2% -	233	Native American
	3.1% -	225	Asian
	1.6% -	114	Black
	0.3% -	23	Hawaiian/Pacific Islander
	101.7% -	7,383	Total

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Most of the County's large cities and small coastal communities tend to have an ethnic mix in which 80% or more of the population is white. This group includes San Luis Obispo, Arroyo Grande, Atascadero, Templeton, Cambria, Morro Bay, Pismo Beach, Los Osos and Cayucos. The demographic information from two of these communities is shown below:

City of San Luis Obispo*	78.7% -	34,756	White
	11.7% -	5,147	Hispanic
	6.5% -	2,855	Asian
	1.9% -	853	Black
	1.5% -	683	Native American
	0.4% -	157	Hawaiian/Pacific Islander
	100.7% -	44,451	Total (includes individuals of mixed race)

Cambria*	82.7% -	5,153	White
	14.0% -	874	Hispanic
	1.8% -	114	Native American
	1.7% -	104	Asian
	0.5% -	34	Black
	0.4% -	24	Hawaiian/Pacific Islander
	101.1% -	6,303	Total (includes individuals of mixed race)

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Table HM - 4: Racial/Ethnic Concentrations of San Luis Obispo County

Geographic Area	Tract	Persons	White	Black	Asian	Indian	Other	Hispanic
Rural Nacimiento Area	100	6,803	80.6	1.0	0.3	1.0	4.0	13.1
Paso Robles- West	101	8,787	56.6	1.0	2.4	1.5	3.2	35.3
Paso Robles – East	102	16,936	69.4	2.7	0.5	2.2	2.8	22.4
Rural – Northeast County	103	7,967	80.2	0.3	0.3	0.5	3.5	15.2
Cambria	104	6,247	82.1	0.1	0.1	0.1	3.2	14.4
N. Morro Bay & Cayucos	105	8,174	85.5	1.0	1.3	0.2	2.5	9.5
Morro Bay	106	5,418	84.4	0.3	0.7	1.2	2.0	11.4
Los Osos/Baywood Park	107	14,154	83.3	0.6	6.0	0.2	1.9	8.0
Rural – North Coast	108	2,566	75.3	0	0.9	0.2	0.6	23

N. San Luis Obispo & Cal Poly	109	9,575	74.2	1.2	9.8	0.3	3.4	11.1
San Luis Obispo	110	8,269	82.6	0.5	5.1	0	2	9.8
San Luis Obispo	111	11,097	75.7	1.5	2.8	0.4	4.5	15.1
San Luis Obispo	112	7,355	80.6	1.0	5.0	0	4.7	8.7
San Luis Obispo	113	6,667	77.0	1.7	5.1	1.0	2.6	12.6
California Men's Colony area	114	18	100.0	0	0	0	0	0
Rural-N&E of San Luis Obispo	115	12,905	55.9	15.3	2.1	0.6	1.1	25
Avila Beach & N. San Luis Bay	116	3,908	92.3	0	0.6	0.1	2.0	5.0
Pismo Beach	117	8,525	87.2	1.2	2.5	0.4	1.5	7.2
Arroyo Grande	118	6,590	87.0	0.2	2.3	1.0	2.1	7.4
Arroyo Grande	119	10,130	79.9	0.2	3.3	0.5	2.6	13.5
Grover Beach	120	7,020	69.7	0.8	4.4	0.8	2.4	21.9
Grover Beach	121	6,080	67.6	0.6	3.2	1.7	3.9	23.0
Oceano	122	7,124	48.1	1.0	2.1	0.3	3.3	45.2
Rural – South County	123	10,837	82.2	0.4	2.7	0.4	2.0	12.3
Nipomo	124	12,654	60.4	0.4	1.6	0.7	2.3	34.6
Atascadero – East	125	13,502	82.2	0.7	1.6	0.4	3.1	12.0
Atascadero – West	126	7,561	86.7	0.6	1.6	0.4	2.2	8.5
Atascadero – Rural	127.2	6,174	86.1	0.1	0.6	1.5	2.0	9.7
Atascadero – Rural	127.3	4,387	82.6	0.2	1.2	0.9	1.9	13.2
Templeton	127.4	7,836	88.2	0.7	0.6	0.2	2.6	7.7
Atascadero State Hospital area	128	1,415	50.8	27.9	3.3	0.7	0.4	16.9
Total San Luis Obispo County		246,681	77.2	2.0	2.4	0.6	2.5	15.3

Source: U.S. Census Data 2000 based on special data collected for HUD purposes

It is noteworthy that three areas are concentrations of both minorities and low-income persons: tract 101 (west Paso Robles), tract 121 (west Grover Beach), and tract 122 (Oceano).

Table HM – 5: Concentration of Low and Moderate-Income Persons by Census Tract

Geographic Area	Tract	Total Persons	Low/mod Per	Percent Low/Mod
Rural Nacimiento Area	100	6,877	2,832	41.2
San Miguel	100.3	1,405	788	56.1
Paso Robles- West	101	7,979	5,179	64.9
Paso Robles – East	102	15,248	6,318	41.4
Rural – Northeast County	103	6,694	2,289	34.2
Shandon	103.5	979	584	59.7
Cambria	104	6,216	2,041	32.8
N. Morro Bay & Cayucos	105	2,872	1,050	36.6
Los Osos/Baywood Park	107	14,082	5,318	37.7
Rural – North Coast	108	2,541	834	32.8
N. San Luis Obispo & Cal Poly	109	5,929	4,706	79.4
San Luis Obispo	110	7,806	3,448	44.2
San Luis Obispo	111	10,736	6,148	57.3
San Luis Obispo	112	7,043	3,310	47.0

San Luis Obispo	113	6,325	2,765	43.7
Rural-N&E of San Luis Obispo	115	4,414	1,396	31.6
Avila Beach & N. San Luis Bay	116	3,877	800	20.6
Arroyo Grande	118	6,356	1,749	27.5
Arroyo Grande	119	9,445	4,336	45.9
Grover Beach	120	6,909	3,304	47.8
Grover Beach	121	5,970	3,053	51.1
Oceano	122	7,188	4,002	56.3
Rural – South County	123	10,712	3,529	32.9
Nipomo	124	12,586	4,882	38.8
Atascadero – East	125	13,320	5,737	43.0
Atascadero – West	126	7,523	2,444	32.5
Atascadero – Rural	127.2	3,914	759	19.4
Templeton	127.4	4,809	1,500	31.2
Paso Robles- West	101	7,979	5,179	64.9
Paso Robles – East	102	15,248	6,318	41.4
Rural – Northeast County	103	6,694	2,289	34.2
Total San Luis Obispo County		198,350	84,313	41.9

Source: U.S. Department of Housing and Urban Development 2000 Census Data applicable only for HUD sponsored grant funding programs. Table does not include 100% of the county population.



Hispanic Population - San Luis Obispo to Nipomo

No color	= 0% to 6.20%
Light grey	= 6.21% to 14.96%
Medium grey	= 14.97% to 34.28%
Dark grey	= 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Hispanic populations are in urban communities of Oceano (south of Grover Beach) and in Nipomo. Also in the farm areas around Oceano, Nipomo, and San Luis Obispo.



Asian Population - San Luis Obispo to Nipomo

No color	= 0% to 0.36%
Light grey	= 0.37% to 2.68%
Medium grey	= 2.69% to 7.65%
Dark grey	= 7.66% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Asian populations are in urban communities of San Luis Obispo, Grover Beach and Arroyo Grande. Highest density is in northern San Luis Obispo, by Cal Poly college.



Hispanic Population - Paso Robles to Atascadero

Light grey = 6.21% to 14.96%

Medium grey = 14.97% to 34.28%

Dark grey = 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The largest Hispanic population is in the older part of Paso Robles (west side). There are also large concentrations in the rural areas east of Paso Robles and further west of Atascadero.



Asian Population - Paso Robles to Atascadero

Light grey = 0.37% to 2.68%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north county area in a low density.



Hispanic Population - Los Osos to Cambria

No color = 0% to 10.52%

Light grey = 10.53 to 21.94%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Hispanic populations occur in low densities in the urban coastal communities of Los Osos and Morro Bay/Cayucos. The Hispanic populations occur in a modest density throughout the rural coastal area and in Cambria (Cambria is unmarked, but on the northwest corner of the map).



Asian Population - Los Osos to Cambria

Light grey = 0.37% to 2.68%

Medium grey = 2.69% to 7.65%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north coastal area in a low density, with a modest concentration located on the east side of Los Osos.

Income Data

Pursuant to the U.S. Census, the local, state and national median incomes and percentage of people living below poverty in 2008 were as follows:

Table HM – 6: Median Household Incomes and Persons below Poverty Level

Income Data	United States	California	San Luis Obispo County
Median Household Income	\$52,175	\$61,154	\$57,722
Persons below Poverty	13.2%	12.9%	12.9%

Source: U.S. Census - American Fact Finder – S1901.Income in the Past 12 Months ; 2006-2008

U.S. Census - American Fact Finder – M1701 – Percentage of People Below Poverty Level in the Past 12 Months: 2006-2008

Between 2000 and 2004, the County’s median income rose from \$41,994 to \$61,700, and was almost even with the 2004 California’s median income of \$62,500. The jump in the county’s median household income was a mixed blessing. Until 2002, the county’s median income increased in small increments, according to the federal Department of Housing & Urban Development (HUD). The median income for a family of four increased by \$100 between 2001 and 2002. In 2003, the increase was \$7400 (from \$50,300 in 2002 to \$57,700 in 2003). This increase did not reflect a rise in local wages, but rather an increase in the personal wealth and income of new households moving into the county. Nearly half of the County’s households earned less than \$53,600 in 2008, the average (median) amount for a lower income family of four.

The “Employment by Industry” chart on page 90 shows that the leading employment sectors are “Other services,” Information, and Tourism (leisure & hospitality). Within these sectors are a substantial number of low paying jobs. For example, the retail sector has lower-paid workers such as cashiers, retail salespersons and waiters and servers. The two leading local industries, tourism and agriculture, do not provide many high paying jobs.

Average Annual Wages, 2008

Area	2008	2001-2008 Absolute Chg.	2001-2008 (%) Change
San Francisco County	75,062	16,367	27.9
Los Angeles County	56,615	11,804	26.3
Ventura County	56,615	13,754	32.1
San Diego County	54,171	11,765	27.7
Santa Barbara County	51,818	12,012	30.2
San Luis Obispo County	47,255	10,621	29.0
California	56,927	11,999	26.7

Source: California Employment Development Department

(Table from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 84)

The average annual wages in the County are lower than the state average. The County's average annual wage is \$9,700 lower than that of the state, which is 83% of the state's average wage.

The table below compares the Year 2000 median household incomes for national and local population bases (Year 2008 figures were not yet available for the County). White and Asian households typically earn more than other ethnic households do. It is noteworthy that the median household income of Asians in the County is lower than for Asians nationwide.

Table HM – 7: Median Income of Various Ethnic Groups (Year 2000)

Ethnic Group	United States	San Luis Obispo County
Am. Indian	\$30,293	\$36,957
Asian	\$51,967	\$39,861
Black	\$29,445	\$30,755
Hispanic	\$33,676	\$35,233
White	\$45,367	\$44,302

Source: U.S. Census Bureau - 2000 Census - Table DP-1 - Profile of General Demographic Characteristics: 2000

Note: 2000 Census reported household income by race alone/Hispanic mix and by race alone/not Hispanic. This table uses the categories of Hispanic, and race alone/not Hispanic.

The following maps show the (Year 2000) location of households with low, moderate and high-income levels, as well as the concentrations of individuals with a poverty income level.



Median Household Income - San Luis Obispo to Nipomo

No color	= \$0 to \$31,183
Light grey	= \$31,184 to \$41,807
Medium grey	= \$41,808 to \$56,915
Dark grey	= \$56,916 to \$196,298

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lowest income areas are in urban cores, especially in San Luis Obispo by the Cal Poly college and the airport. Higher income areas are rural areas, especially Avila Valley.



Concentrations of Poverty Level Individuals - San Luis Obispo to Nipomo
(Ratio of Income to Poverty: 0.50 to 0.99)

Light grey = 2.63% to 5.75%

Medium grey = 5.76% to 11.47%

Dark grey = over 11.48%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest concentrations of people in poverty are on the north side of San Luis Obispo (by the Cal Poly college campus) and in Oceano (south of Grover Beach).



Median Household Income - Paso Robles to Atascadero

No color	= \$0 to \$31,183
Light grey	= \$31,184 to \$41,807
Medium grey	= \$41,808 to \$56,915

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lowest income areas are inside the Cities of Paso Robles and Atascadero.
Higher income areas are the rural areas surrounding the cities.



Concentrations of Poverty Level Individuals - Paso Robles to Atascadero

(Ratio of Income to Poverty: 0.50 to 0.99)

No color = 0% to 2.62%

Light grey = 2.63% to 5.75%

Medium grey = 5.76% to 11.47%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest concentrations of people in poverty are in the rural areas west of Paso Robles and east of Atascadero. Lowest concentration in new residential areas near Paso Robles airport.



Median Household Income - Los Osos to Cambria

Light grey = \$31,184 to \$41,807

Medium grey = \$41,808 to \$56,915

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lower income areas are inside of the coastal communities, higher income areas are outside of the urban cores.



Concentrations of Poverty Level Individuals - Los Osos to Cambria

(Ratio of Income to Poverty: 0.50 to 0.99)

No color = 0% to 2.62%

Light grey = 2.63% to 5.75%

Medium grey = 5.76% to 11.47%

Dark grey = over 11.48%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest poverty concentrations are in coastal communities, especially Cayucos.

Employment Data

Pursuant to the U.S. Census in 2008, the local, state and national work force figures were as follows:

Table MH – 8: Workforce Data

Employment Data	United States	California	San Luis Obispo County
Workforce size	153,989,802	12,228,215	132,640
% of total population who are in workforce	65.2%	64.8%	60.5%

Source: U.S. Census – American FactFinder – Fact Sheet/Economic Characteristics/Selected Economic Characteristics: 2006-2008

The County has the lowest percentage of population in the workforce (60.5%). This may reflect the older age of the local population base (higher percentage of retired individuals) and the large number of affluent, retired individuals who are moving into the County.

Table HM – 9: Median Age of Local, State and National Population Bases

Median Age	United States	California	San Luis Obispo County
Age in Years	36.7	34.7	37.6

Source: U.S. Census – American FactFinder – S0101 – Age and Sex: 2006-2008

The County has experienced a lower percentage of unemployment than the state or national averages. Many people in the county work for government agencies, and the County's primary industries of agriculture and tourism are not as volatile as other industries such as high technology and defense related industries. A large network of support industries (i.e., suppliers, technical support, administrative and research services) supplements the local agriculture and tourism industries. The top County employers include the County of San Luis Obispo, state prisons (California Men's Colony & Atascadero Mental Hospital), schools (Cal Poly State University, Cuesta Community College, Allan Hancock Community College, and primary education school districts), Pacific Gas & Electric Company (Diablo nuclear power plant) and four community hospitals. Two military bases are located in or adjacent to the County (Camp San Luis and Camp Roberts California National Guard bases).

The recession may cause lasting changes to the employment profile of the state and national labor forces. However, the County may not see any significant changes. Its largest employers will probably continue to be government agencies (state and local

offices, schools and colleges, prisons, etc.). Its primary industries are likely to remain agriculture and tourism.

The state Employment Development Department (EDD) releases annual reports that provide unemployment figures and job growth rates. Between 1992 and 1994, a nationwide recession pushed San Luis Obispo County's unemployment rate up to 8%. By 2002, the civilian unemployment rate dropped down to 3.4%. The 2007/2009 recession has pushed the County's unemployment rate back up to 10.6% (EDD). It is still among the lowest of all California counties, which have an average unemployment rate of 13.2% (EDD report, January 2010).

Table HM – 10: Employment Rates for January 2010

	United States	California	San Luis Obispo Co.
Employment Rate	89.4%	86.8%	89.4
Unemployment Rate	10.6%	13.2%	10.6%

The largest employment losses here and elsewhere have been in the construction, real estate and financial industries. These losses reflect the collapse of the housing market. The collapse has caused troubles in all sectors of the economy.

**San Luis Obispo (MSA) Industries Directly Affected
by the Housing and Consumer Downturn**

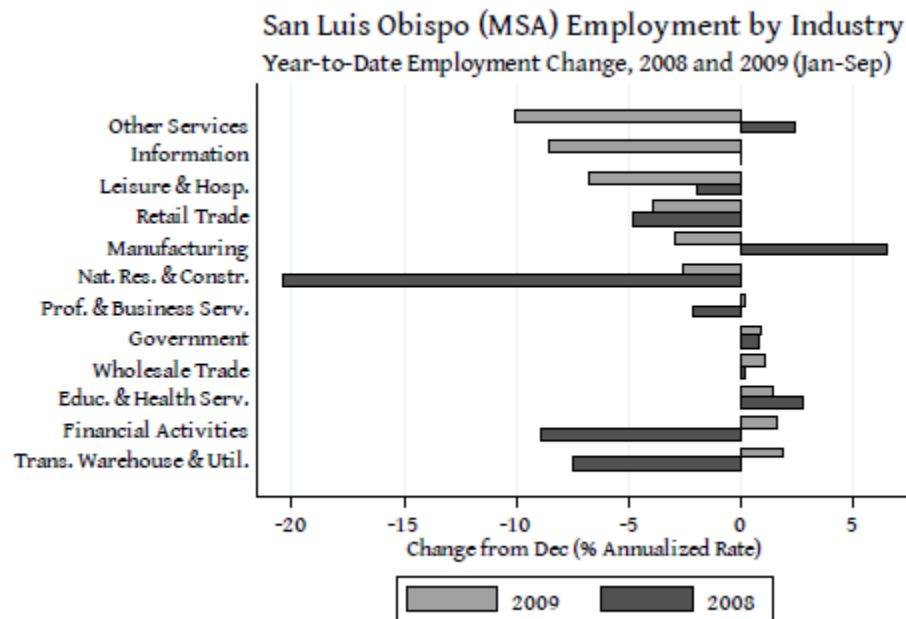
Industry	Peak	Jobs Lost Since Peak	Percentage
Construction	Nov-06	–2,483	–30.1
Finance and Insurance	May-06	–602	–21.7
Real Estate	Oct-05	–646	–27.9
Retail Trade	Dec-06	–1,517	–10.5

Source: California Employment Development Department

(Table from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 79)

MSA = Metropolitan Statistical Area

In this county three job sectors have enjoyed sustained growth through 2008 and 2009 – education/health services, government, and wholesale trade. Financial jobs are also rebounding. However, funding for education and government agencies is not predictable. California is facing serious financial issues, which threatens many public funded programs and agencies. There may be more job losses in the government and education sectors.



Source: California Employment Development Department

(Chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 79)

The “Employment by Industry” chart above shows that the leading employment sectors are “Other Services,” Information and Tourism (leisure & hospitality). Within these sectors are a substantial number of low paying jobs. For example, the retail sector has lower-paid workers such as cashiers, retail salespersons and waiters and servers. The two leading local industries, tourism and agriculture, do not provide many high paying jobs.

Average Annual Wages, 2008

Area	2008	2001-2008 Absolute Chg.	2001-2008 (%) Change
San Francisco County	75,062	16,367	27.9
Los Angeles County	56,615	11,804	26.3
Ventura County	56,615	13,754	32.1
San Diego County	54,171	11,765	27.7
Santa Barbara County	51,818	12,012	30.2
San Luis Obispo County	47,255	10,621	29.0
California	56,927	11,999	26.7

Source: California Employment Development Department

(Table from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 84)

The average annual wages in the County are lower than the state average. The County's average annual wage is \$9,700 lower than that of the state, which is 83% of the state's average wage.

While housing and living costs have risen, little change is expected in the county's low paying job market. San Luis Obispo County's remote location makes it difficult to attract large employers or companies to the area. San Luis Obispo has the eight lowest median wage rates among the 10 coastal counties between San Diego and San Francisco. The EDD projects a weak job growth rate of only one new job for every three people coming to the county.

It has become difficult for local employers to attract or retain new workers. Two local business groups, the Economic Vitality Corporation and the county's Economic Advisory Committee have expressed concern over the loss of qualified workers due to high housing costs. Since 2000, some of the County's well known manufacturing and high tech companies either have moved away or have been absorbed by national companies and removed from the County. The largest of these was the Ernie Ball musical instrument manufacturing company, which has relocated and taken over 300 jobs with it. The Ernie Ball Company moved to the high desert portion of California, where cheaper land costs allow for easier facility expansion and more affordable housing for its low salary workers.

Table HM – 11 (below) shows poverty levels by age groups. In comparing local, state and national figures, the County has the highest number of working aged individual below the poverty level (age 18 to 64) and the lowest number of elderly individuals below the poverty level. This may reflect the large number of affluent, retired individuals who are moving into the County.

Table HM – 11: Age of Individuals in Poverty

Age of Individuals in Poverty (in years)	United States	California	San Luis Obispo County
Entire population	12.4% (13.2% in 2008)	14.2% (12.9% in 2008)	12.8% (*2008 N.A.)
Age 18 to 64	10.9% (11.8% in 2008)	12.3% (11.7% in 2008)	13.1% (*2008 N.A.)
Age 65 and over	9.9% (9.8% in 2008)	8.1% (8.4% in 2008)	5.9% (*2008 N.A.)
Under 18 years old	16.1% (18.2% in 2008)	19.0% (17.9% in 2008)	11.4% (*2008 N.A.)

Source: U.S. Census Bureau - Census 2000 - Table DP-3 - Profile of Selected Economic Characteristics: 2000
U.S. Census – American FactFinder – S1703 – Selected Characteristics of People at Specified Levels of Poverty in the Past 12 Months: 2006-2008

* No 2008 poverty information available for San Luis Obispo County

Housing Growth and General Characteristics

The 2008 ACS identifies 115,617 housing units in the San Luis Obispo County, an increase

Area	1990 Census	2000 Census	Percent
Unincorporated County	34,607	40,348	14.3%

of approximately 26% since 1990. However, due to incomplete tabulation of housing units by community in the 2008 ACS, Table HM - 12 only shows the housing unit growth between 1990 and 2000.

Housing Supply

The 2000 Census reported 102,275 housing units in San Luis Obispo County, an increase of 12% for the entire County. The Urban County jurisdictions grew 11.6%, representing a unit increase from 79,958 to 90,496. Since 1990, the largest percentage increase in housing units occurred in the City of Paso Robles (13.5%) and in the unincorporated community of Nipomo with a 42.5% increase. The smallest growth occurred in the City of Grover Beach at 8%, which could be the result of the city being “land locked” by the cities of Pismo Beach and Arroyo Grande, and the unincorporated community of Oceano.

Table HM – 12: Housing Growth in San Luis Obispo County

Jurisdiction	1990 Housing Units	2000 Housing Units	% Increase
Urban County			
City of Arroyo Grande	6,059	6,806	11%
City of Atascadero	8,875	9,851	10%
City of Grover Beach	4,941	5,368	8%
City of Paso Robles	7,599	8,783	13.5%
City of San Luis Obispo	17,877	19,340	7.5%
Cambria	3,081	3,750	18%
Nipomo	2,386	4,147	42.5%
Oceano	2,433	2,755	11.7%
Remaining Unincorporated County	26,707	29,696	10%
Total Urban County	79,958	90,496	11.6%
Non-Urban County			
City of Morro Bay	5,694	6,286	9.5%
City of Pismo Beach	4,548	5,493	17.3%
Total Non-Urban County	10,242	11,779	8.7%
County Total	90,200	102,275	12%

Source: 1990 US Census, Table H001 – Housing Units

2000 US Census, Table H1 – Housing Units

Table HM – 13: Housing Growth in the unincorporated area of San Luis Obispo County

Source: 1990 US Census, Table H001 – Housing Units

2000 US Census, Table H1 – Housing Units

San Luis Obispo County's housing stock is predominately single-family accounting for over 66% of the total housing stock. Table HM - 14 shows the number of housing types from 2000. The number of single family and tri-plex and 4-plex housing units increased since 2000, while the percentage of other housing types decreased. With the exception of these two housing types, the percentage of housing units for other housing types showed a declining trend.

Table HM – 14: Housing Types in San Luis Obispo County 2000-2008 (estimate)

Housing Type	2000		2008 Estimate	
	Number of Housing Units	% of Total	Number of Housing Units	% of Total
1-unit, detached (single-family homes)	66,079	64.6%	76,960	66.6%
1-unit, attached (townhomes)	6,074	6%	6,306	5.5%
Duplex	3,022	3%	3,294	2.8%
Triplex/4-plex	5,150	5%	6,082	5.3%
5 or more units	10,885	11%	12,271	10.6%
Mobile home	10,337	10%	10,482	9.1%
Boat, RV, van, etc	728	1%	222	0.2%

U.S. Bureau of the Census, Census 2000 and 2006 ACS Estimate

Housing Demand

In 1990, the total number of housing unit in San Luis Obispo County was 90,200. During the period 1990 to 2000, the total number of housing units increased by 13.3% from 90,200 to 102,275 units. Also during this period, the number of owner-occupied units increased by 18.6% and represented nearly 60% of all housing units in San Luis Obispo County

At 81.1%, single-family detached housing units represent the majority of the owner-occupied housing stock in San Luis Obispo County. The number of single-family detached units has increased by 24.1% since 1990. Overall, owner-occupied housing has increased 18.6% (8,957 units) between 1990 and 2000. The largest increases were seen in the percentage of two units (81%), 3 or 4 units (75.8%) and one-unit detached (24.1%)

Table HM - 15: Housing Units by Tenure and Number of Units

Tenure/Number of Units		1990		2000		Change	
		Number*	Percent	Number*	Percent	Number	Percent
Owner Occupied	1 Unit (detached)	37,264	77.5%	46,262	81.1%	8,998	24.1%
	1 Unit (attached)	2,395	5%	2,751	4.8%	356	14.8%
	2 Units	190	.05%	344	.04%	154	81%
	3 or 4 Units	149	.05%	262	.04%	113	75.8%
	5 or more Units	365	1%	388	.04%	23	6.3%
	Mobile Home or Trailer	7,211	15%	6,739	1.1%	-472	-6.5%
	Other	461	1%	246	11.8%	-215	-46.6%
	Total	48,035	100%	56,992	100%	8,957	18.6%
Renters	1 Unit	12,697	39.3%	14,035	39.3%	1,338	10.5%

(detached)						
1 Unit	2,239	7%	2,761	7.7%	522	23.3%
(attached)						
2 Units	2,538	8%	2,450	6.9%	-88	-3.4
3 or 4 Units	4,465	13.8%	4,590	12.8%	125	2.8%
5 or more						
Units	8,156	25.3%	9,672	27%	1,516	18.5%
Mobile Home						
or Trailer	1,643	5%	2,142	6%	499	30.3%
Other	508	1.6%	97	.03%	-411	-81%
Total	32,246	100%	35,747	100%	3,501	10.8%

Source: Census 1990 Summary Tape File 3 and Census 2000 Summary File 3

* Figures do not include vacant units. In 1990 and 2000, there were a total of 90,200 and 102,275 total housing units.

In terms of rental housing, one unit detached housing units continues to be the predominate housing stock with 39.3% in both 1990 and 2000. The number of mobile homes used for rental housing increased 30.3% from 1,643 to 2,142 units in 2000. During this same period, single-family attached housing increased 23.3% and housing with 5 units or more increased by 18.5%. Unfortunately, 2-unit housing units decreased 3.4% percent with the overall rental housing stock increasing 10.8%.

Housing Age and Condition

A comprehensive housing condition survey is not available. Although the cities and the county have recently completed housing condition surveys to update the housing element of their general plan, various survey methods were used that did not include 100 percent of the housing units. However, housing age can be used as an indicator of housing conditions within a community. One of the guidelines set by the State of California is that units that were constructed before 1960 may be eligible for repair and/or rehabilitation to maintain those units in the existing housing stock. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighborhood property values and eventually impact the quality of life in a neighborhood.

Age of the housing stock is available from 2000 census data. The age of residential structures is an indicator of the potential existence of lead-based paint, since some structure built before 1980 contained lead-based paint, as well as the potential need or rehabilitation. Similarly, older structures may contain asbestos, which poses known health hazards. Numbers of housing units by year built in San Luis Obispo County are shown below:

Table HM - 16: Year Structure Built – San Luis Obispo County

Year	Housing Units (Estimate)
Built 2005 or later	3,907
Built 2000 to 2004	11,317
Built 1990 to 1999	15,050

Built 1980 to 1989	25,930
Built 1970 to 1979	25,631
Built 1960 to 1969	11,734
Built 1950 to 1959	10,403
Built 1940 to 1949	5,311
Built 1939 or earlier	6,334
Total Housing Units	115,617

Source: 2008 ACS Estimate. Includes mobile home, trailer, boat, RV, Van, etc.

A majority of San Luis Obispo County's housing units are relatively new. Table HM - 16 above identifies the construction dates by decade of the current housing units. Nearly 50% of them were built after 1979. There were approximately 30,274 new housing units built between 1990 and approximately 2008, accounting for just over one in every four existing units countywide.

A general rule is that structures older than 30 years begin showing signs of deterioration and require reinvestment. Unless properly maintained, homes older than 50 years may require major renovations to ensure that plumbing and electrical systems, roofing, and insulation remain in functional order. Due to high household incomes in some communities and high housing values, housing is generally well maintained in comparison to other communities. However, some communities have a large number of absentee property owners who may defer property maintenance.

Vacancy Rates

Up until 2008, there was a shortage of available rental units in the County (2.8%). A 6% vacancy rate is desirable, while anything lower than 3% is tight. Mortgage rates and rents in the County are higher than the national average, and more households are paying over 30% of their income to housing costs. A recent phenomenon is that the vacancy rate has crept upward in local and regional rental markets. The 2007/2009 recession brought job losses, and many people are doubling up with roommates or moving in with family. The County's rental vacancy rate dropped from 1% in 2007 to 7% in 2008, and monthly rent amounts fell as much as 5.5% (UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 101-102). The rental market is fluctuating, and may not stabilize until the labor market improves.

Table HM – 17: Residential Sales Prices and Rental Rates Data (2008)

Housing Data	United States	California	San Luis Obispo
Total housing units	129,065,264 units	13,393,878 units	116,767 units
% of occupied housing units	87.1%	90.1%	87.9%
% of owner occupied units	67.1%	57.8%	59.9%
% of renter occupied units	32.9%	42.2%	40.1%
% of homeowner vacancy	2.5%	2.3%	2%
% of vacant rental units	7.8%	4.7%	2.8%

Median house price	\$192,400	\$510,200	\$562,900
Median monthly mortgage	\$1,508	\$2,354	\$2,293
People paying 30%+ of income on mortgage	37.3%	52.7%	53.5%
Median (monthly) rental costs	\$819	\$1,118	\$1,114
People paying 30%+ of income on rent & utilities	45.9%	51.7%	54.6%

Source: U.S. Census – American FactFinder – GCT-T9-R – Housing Units: 2008
 U.S. Census – American FactFinder – GCT-2504 – Physical Housing Characteristics
 U.S. Census – American FactFinder – Fact Sheet – Selected Housing Characteristics: 2006-2008 (rental unit vacancy rates)
 U.S. Census – American FactFinder – M2510–Median Housing Value of Owner Occupied Housing Units: 2008
 U.S. Census – American FactFinder – GCT-2511-Median Monthly Household Costs for Owner Occupied Housing Units: 2008
 U.S. Census – American FactFinder – GCT-2513-Percent of Mortgaged Owners Spending 30% or More of Household Income on Selected Monthly Owner Costs: 2006-2008
 U.S. Census – American FactFinder – GCT-2514-Median Monthly Housing Costs for Renter-Occupied Housing Units: 2008
 U.S. Census – American FactFinder – GCT-2515-Percent of Renter-Occupied Units Spending 30% or More of Household Income on Rent and Utilities: 2008

The vacancy rates for both owner- and renter-occupied housing are low compared with statewide and national averages. As indicated above, the vacancy rate in San Luis Obispo County for rental and homeowner vacancy are 2% and 2.8% respectively.

Housing Starts Do Not Match Housing Needs

A number of factors impede the rate of new residential construction in the County, including:

- High infrastructure costs (roads, water & sewer, schools, public facility fees, etc.)
- A regional shortage of available water.
- An abundance of natural habitats, natural resources areas and agricultural production areas that are protected by government policies and regulations.
- High land costs.
- Resistance to growth in some communities (NIMBY-ism).
- Impediments to development of affordable multi-family projects such as construction defect/legal liability (and the resulting lack of insurance) and community opposition to high-density housing.

Obstacles to development of high-density housing continue to limit production of housing types that would be more affordable to locally employed persons. In addition, 31,100 students live in the County and attend Cal Poly State University, Cuesta

Community College, and John Hancock Community College in neighboring San Barbara County. College students make up one-eighth of the County's population, and they compete with the local workforce population for housing.

Housing Construction Trends

Housing starts peaked in 2004 in the unincorporated areas of the County. Approximately 1,200 new units were built in 2004 (County Department of Planning & Building). However, in 2008 less than 800 housing units were built. The 2007/2009 recession slowed the pace of construction. The following pie charts describe the County's housing stock, as it existed in 2000, as well as the type of housing units constructed in the peak construction period of 2000 – 2006.

Table HM – 18: Housing Types in San Luis Obispo County 2000-2008 (estimate)

Housing Type	2000		2008 Estimate	
	Number of Housing Units	% of Total	Number of Housing Units	% of Total
1-unit, detached (single-family homes)	66,079	64.6%	76,960	66.6%
1-unit, attached (townhomes)	6,074	6%	6,306	5.5%
Duplex	3,022	3%	3,294	2.8%
Triplex/4-plex	5,150	5%	6,082	5.3%
5 or more units	10,885	11%	12,271	10.6%
Mobile home	10,337	10%	10,482	9.1%
Boat, RV, van, etc	728	1%	222	0.2%

Source: U.S. Bureau of the Census, Census 2000 and 2008 ACS Estimate

Housing Costs

Between 1994 and 2007, the County experienced a rapid increase in housing costs. The 1994 median home price in the County was \$163,000 and 35% to 40% of the households could buy a house. By 2004, the median house price was \$480,000 and only 14% of the households could buy a house. Despite the 2007/2009 recession, the National Association of Homebuilders still ranked the County as the third least affordable housing market in the nation. In 2009, only 32.1% of the local households could afford a median priced home (National Association of Home Builders, Housing Opportunity Index, 4th Quarter, 2009). This was despite the fact that the County's median housing price had dropped to \$360,000 in February of 2009 (DataQuick, www.dataquick.com).

Table HM – 19: Median House Prices for 2008

	United States	California	San Luis Obispo County
Median House Price	\$192,400	\$510,200	\$562,900

Source: U.S. Census – American FactFinder – M2510 – Median Housing Value of Owner Occupied Housing Units : 2008

Table HM – 20: Median House Prices for 2009 (4th Quarter)

	United States	California	San Luis Obispo County
Median House Price	\$180,000	N/A	\$372,000

Source: National Association of Home Builders/Wells Fargo – Housing Opportunity Index – using the home values reported for the 4th Quarter, 2009 for the following metropolitan areas: United States – nationwide, San Luis Obispo County – San Luis Obispo/Paso Robles metro. area, California statewide – not available.

The two following tables shows a range of County income levels and the corresponding rent and sales prices affordable to these income levels.

Table HM – 21: Income Levels for a Family of Four (2010)

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
4	\$35,400	\$56,650	\$70,800	\$84,950

Source: California Dept. of Housing & Community Development - 2009 Income Limits

Table HM – 22: Affordable Residential Sales Prices and Rental Rates (2010)

Unit Size (Bedrooms)	Monthly Rents			Initial Sales Prices		
	Very Low Income	Lower Income	Moderate Income	Very Low Income	Lower Income	Moderate Income
1	\$708	\$850	\$1,558	\$76,000	\$110,000	\$227,000
2	\$796	\$956	\$1,752	\$88,000	\$131,000	\$258,000
3	\$885	\$1,062	\$1,947	\$100,000	\$148,000	\$289,000

Source: County of San Luis Obispo monthly Affordable Housing Standards bulletin, January, 2010 pursuant to Land Use Ordinance Section 22.12.070 - Housing Affordability Standards

No city in the County has a median house price that is affordable to low or moderate income households. In 2008, the countywide median house price reached \$562,900 (Table HM – 23 below).

Table HM – 23: San Luis Obispo County Median Home Prices, 2007-2008

City	2007	2008	Change (%)
San Luis Obispo	\$655,000	\$629,000	-4.0
Cayucos	\$845,000	\$799,500	-5.4
Pismo Beach	\$800,000	\$799,500	-5.4
Los Osos	\$471,000	\$437,500	-7.1
Cambria	\$700,000	\$650,000	-7.1
Morro Bay	\$570,000	\$520,000	-8.8
Oceano	\$430,000	\$371,500	-3.6
Arroyo Grande	\$644,500	\$550,000	-14.7
Nipomo	\$565,000	\$470,000	-16.8
Grover Beach	\$490,000	\$400,000	-18.4
Templeton	\$600,000	\$480,000	-20.0
Paso Robles	\$463,000	\$365,000	-21.2
Atascadero	\$520,000	\$384,750	-26.0

Source: Central Coast Major Listing Service

(Table from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 100)

Housing Stock - Persons with Disabilities

A safe affordable place to rent or own is essential to achieving independence and enabling people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes, and affordable decent housing is in limited supply.

Some persons with disabilities require specialized care and supervision. Licensed community care facilities offer housing and specialized services for children and adults with disabilities. Approximately 140 facilities are licensed to operate in the County, with a capacity to serve over 1,500 persons (Table HM- 24 below). Many of these facilities provide housing and services to persons with physical disabilities, while some provide residential care to those with mental or developmental disabilities.

Table HM - 24: Licensed Community Care Facilities

Type of Facility	Facilities	Capacity
Small Family Home	10	39
Adult Residential	29	194
Elderly Residential	101	1,313
Total	140	1,546

Source: California Dept. of Social Services, Community Care Licensing Division, 2010

Notes:

1. The specialized care columns for the type of disability are not mutually exclusive
2. Small family homes provide care to disabled children
3. Adult residential facilities provide care for adults with various disabilities or disorders.
4. Elderly residential facilities provide care for persons age 60 and above. The residents in these facilities require varying levels of personal care and protective supervision.

Persons with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of all homeless people are infected with HIV. Based on the results of the 2009 homeless enumeration count of 3,829 homeless persons living in San Luis Obispo County, it is estimated that 574 homeless persons are infected with HIV.

For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing is the primary barrier to consistent medical care and treatment. Persons with HIV/AIDS also require a broad range of services, including counseling, medical care, in-home care, transportation, food, and stable housing. Today, persons with HIV/AIDS live longer and require longer provision of services and housing.

According to the County Public Health Department, there are currently about 200 reported cases of HIV/AIDS in the County. However, the population number of persons

with HIV/AIDS is not known, primarily due to confidentiality reasons and state and federal budget cuts. The San Luis Obispo County Public Health Department has not produced updated population figures.

The last Epidemiologic Profile, produced in June 2003 by the Public Health Department, indicates that the first case of AIDS in San Luis Obispo County was reported in 1984. According to the profile “By June 1997, 405 cases had been reported, and to date, 527 cases have been reported. This represents an increase from 175 cases per 100,000 in 1998, to an overall cumulative incidence rate of 210 per 100,000 as of July 1, 2003. For purposes of the profile, because of the distinct differences in community vs. institutional reported cases, where possible, the data in the report is separated out into institution vs. community cases.

The profile reported a significant portion of the HIV/AIDS cases in San Luis Obispo County are housed in State Institutions within the County borders. These institutions are for male inmates only. AIDS cases reported in the institutional facilities in the County numbered 282 in 2003. For purposes of the profile, because of the distinct differences in community vs. institutional reported cases, where possible, the data in the report is separated out into institution vs. community cases.

By race/ethnicity, 82% of the community cases were White, 12% Hispanic, and 4.8% Black.

Table HM – 25: Racial breakdown of AIDS cases in San Luis Obispo County and California expressed as a percentage of cases

Race	San Luis Obispo (All cases)*	San Luis Obispo Community	San Luis Obispo Institutional	California
White	53%	82%	27.3%	59%
Black	28.4%	4.8%	49.3%	18%
Hispanic	17.1%	12%	21.6%	21%
Other	1.5%	1.2%	1.8%	2%

Source: California Dept. of Health Services, Office of AIDS, HIV/AIDS Surveillance Report and San Luis Obispo County AIDS Program

*: Representing the combined category of institutional and community cases

The AIDS Support Network in the City of San Luis Obispo is the only organization in the county to assist persons with HIV/AIDS with housing and support services. The AIDS Support Network received annual HOPWA funds to assist with housing needs. The 2009/2010 HOPWA allocation was \$162,906. In San Luis Obispo County, funding for emergency, transitional and permanent housing assistance for individuals who are HIV positive is provided by the Housing Opportunities for Persons with AIDS (HOPWA) Program. The AIDS Support Network, which administers the emergency, transitional and permanent housing components to individuals who are HIV positive, reported that the following assistance was provided.

Table HM – 26: HIV/AIDS Housing Unit Resources

Type/Program	Units/Capacity
Emergency housing	0
Transitional housing	0
Permanent housing	13
Total	13

Source: AIDS Support Network

Permanent housing helps create a safe and stable environment for persons with HIV/AIDS. The Housing Opportunities for Persons with AIDS (HOPWA) program helps individuals who are low-income and living with HIV/AIDS receive HOPWA facility based housing assistance. The AIDS Support Network, the recipient of HOPWA funds from HUD, provides the only housing for HIV/AIDS persons in the County at two site each containing 9 and 4 units each, for a total of 13 one bedroom units countywide. To qualify, applicants must be HIV disabled, must meet income requirements, the income limit is 35% of the area median income. Of the 13 current occupants, nine (9) tenants earn < 30% of median family income (MFI) and four (4) earn between 31% - 50% of MFI.

13. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

Estimate of number of vacant or abandoned buildings

For the purposes of this *Consolidated Plan*, substandard condition is defined as “the quality of housing not in compliance with local housing code or Federal Housing Quality Standards (HQS), whichever is stricter.” Substandard condition but suitable for rehabilitation is defined as “the quality of housing with deficiencies economically feasible to correct.” Housing, in substandard condition but suitable for rehabilitation, can be repaired according to local building codes and HQS and then be returned to the housing stock as safe, decent and sanitary.

Estimates of housing units that may be suitable for rehabilitation are found in the city and County housing elements. Each jurisdiction used different assessment standards to evaluate the housing conditions that are substandard or dilapidated and deteriorated. For example, the City of Arroyo Grande based their estimates on the age of the housing units that were building prior to 1960. The City of Atascadero conducted their assessment that rated the physical condition of a unit in one of the following categories: foundation, roofing, siding/stucco, windows, and electrical. The City of Paso Robles used a general rule in the housing industry that structure older than 30 years begin to show signs of deterioration and require rehabilitation or replacement. Below are the estimated of the housing units identified for possible rehabilitation based on a housing conditions survey. The countywide vacancy rate of 2.39% will be imposed on the total number of buildings that may be suitable for rehabilitation.

Table HM - 27: Vacant Units Estimated for Rehabilitation

Jurisdiction	Need of Rehabilitation	Vacancy Rate	Vacant Units Estimated for Rehabilitation
City of Arroyo Grande	1,327	11.2%	149
City of Atascadero	147	11.2%	16
City of Grover Beach	107	11.2%	12
City of Morro Bay	98	11.2%	11
City of Pismo Beach	0	11.2%	0
City of Paso Robles	3,839	11.2%	430
City of San Luis Obispo	1,300	11.2%	146
County of San Luis Obispo	200	11.2%	22
Total	7,018	11.2%	786

Sources: Census, 2006-2008 American Community Survey, Selected Housing Characteristics
 2003 City of Arroyo Grande Housing Element
 2007-2014 City of Atascadero Housing Element
 2007-2014 City of Grover Beach Housing Element
 2007-2014 Draft City of Morro Bay Housing Element
 2007-2014 Public Hearing Draft City of Pismo Beach Housing Element
 2007-2014 Public Review Draft – City of Paso Robles Housing Element
 2007-2014 City of San Luis Obispo Housing Element
 2009-2014 County of San Luis Obispo Housing Element

Public and Assisted Housing Units 91.210(b)

- 14. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including**
- a. the number of public housing units in the jurisdiction,***
 - b. the physical condition of such units,***
 - c. the restoration and revitalization needs of public housing projects within the jurisdiction,***
 - d. the number of families on public housing and tenant-based waiting lists and***
 - e. results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).***

Supply and Demand for Public and Assisted Housing

In San Luis Obispo County, the PHA (public housing authority) that administers the rental assistance programs for the entire county is the Housing Authority of the City of San Luis Obispo (“HASLO”). HASLO operates both the Section 8 program and the Tenant Based Rental Assistance (“TBRA”) program. Both programs are administered in conformance with federal regulations. At least 90% of the tenant households shall not earn more than 60% of the countywide median income. The chart below shows that

100% of the TBRA households and 93% of the Section 8 households are very low or extremely low-income households.

Table HM - 28 - Rental Assistance Programs - Household Incomes

% of Median Income	TBRA Program 111 households total	Section 8 Program 1768 households total
30% of median income = extremely low income household	53 ext. low income households = 74% of TBRA total	1285 ext. low income households = 72% of Section 8 total
50% of median income = very low income household	16 very low income households = 22% of TBRA total	411 very low income households = 23% of Section 8 total
80% of median income = low income household	3 low income households = 4% low income households	90 low income households = 5% of Section 8 total

Sources: Housing Authority of City of San Luis Obispo Rental Assistance Program – Household Income Report of 04/15/10 (covering period of 07/01/08 to 06/30/09 for Section 8, and 07/01/08 to 04/15/10 for TBRA).

The ethnic make-up of the households selected for the rental assistance programs reflects the ethnic composition of the county's population. The demographic information appearing below comes from the U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Countywide

76.1% - 187,840 White
 16.3% - 40,196 Hispanic
 3.6% - 8,839 Asian
 2.4% - 5,995 Black
 2.1% - 5,084 Native American
 0.3% - 760 Hawaiian/Pacific Islander
 100.8% - 248,714 Total (includes individuals of mixed race)
 100.0% - 246,681 Total (actual)

The following chart provides information on the ethnic make-up of the households benefitting from the Section 8 and TBRA programs.

Table HM – 29: Rental Assistance Programs - Household Ethnic Composition

Ethnic Group	Section 8 Program	TBRA Program
White	79%	82%
Black	3%	4%
Native American	1%	0%
Asian	1%	0%

Hispanic	16%	14%
Total	100%	100%

Sources: Housing Authority of City of San Luis Obispo Section 8 Tenant Characteristic Report dated 12/16/04 and the County of San Luis Obispo TBRA files for FY 2003/2004 (excluding new units funded after July 1, 2004).

The TBRA program receives all of its client referrals from non-profit agencies that serve the special needs population of the County. This includes women's shelters, substance abuse recovery groups, mental health agencies and agencies that serve low-income disabled individuals. Therefore, the TBRA client base may not reflect the County's population demographics as closely as the Section 8 program does. The non-profit agencies that refer their clients to the TBRA program all belong to the San Luis Obispo Supportive Housing Consortium, whose 22 members include the San Luis Obispo and North County Women's Shelters, County Mental Health Services, Transitions, SLO Supported Living, Independent Living Resource Center, Life Step Foundation, Family Care Network, Inc., and the AIDS Support Network.

Households who are selected to receive rental assistance or vouchers from the Section 8 and TBRA Programs must locate a rental unit for their use. The distribution of the units in the programs has been unrestricted and countywide. Most households choose units that are located within the urban centers of the county. The list below shows the location of the units in the TBRA program. Nearly all of the units are private rental units that were available on the open market. Only a few of the units are located in subsidized housing projects.

Table HM - 30 - Location of Rental Units in TBRA Program

<u>TBRA Units Located in Cities</u>		<u>TBRA Units in Unincorporated Areas</u>	
North County area		North County area	
Atascadero	19 units	Templeton	3 units
Paso Robles	32	Santa Margarita	4
Central County area		Central County & North Coast	
San Luis Obispo	21 units	Los Osos	4 units
Morro Bay	8	Cambria	1
South County area		San Simeon	1
Arroyo Grande	5 units	South County area	
Pismo Beach	4	Oceano	1 units
Grover Beach	6	Nipomo	2
Total	95 units	Total	16 units

Source: Housing Authority of the City of San Luis Obispo - TBRA Status Report for the Period Ending June 30, 2004 (Exhibit A).

Section 504

The Housing Authority of the City of Paso Robles reported 198 conventional public housing units in a development called the Oak Park Apartments, none of which were vacant. All of these units were single-level and handicapped-accessible, except for the three-bedroom units, which were two-story. Improvements needed to meet Section 504 requirements have been approved for funding through a Comprehensive Improvement Assistance Program.

15. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Sale of Subsidized Housing and Possible Displacement

San Luis Obispo County does not include a large number of subsidized housing projects. Not until 1994 did HUD recognize the County as an urban county and allow it to apply directly to the federal government for HUD funding. The following table describes subsidized rental housing projects by project size, the government funding sources for each project, and whether the projects are at-risk of being removed from the rental assistance programs and sold on the open market in the next five years.

Table HM - 31: - Subsidized Rental Housing Projects

Project	Assisted Units	Government Funding Source	At-Risk
Housing Authority of City of San Luis Obispo (family & senior housing)	Total: 218 unit located county-wide	Owned and operated by Housing Authority of City of San Luis Obispo	No
Oak Park Apt, Paso Robles (family & senior housing)	Total: 150 units	Operated by Paso Robles Housing Authority	No
Creston Garden Apts. Paso Robles (family housing)	Total: 60 units	Federal Rural Housing Service 515	No
Paso Robles Garden Apts. Paso Robles (family housing)	Total: 26 units	Federal Rural Housing Service 515	No
Los Robles Terrace, Paso Robles (senior housing)	Total: 40 units	HUD Section 202 for mortgage financing	No
River View Apts. Paso Robles (senior & family housing)	Total: 48 units	Federal Rural Housing Service Section 515 Program for mortgage financing	No
Project	Assisted Units	Government Funding Source	At-Risk
Hacienda del Norte,	Total: 44 units	HUD Section 221(d)(3) Program for	Yes, but subject

Paso Robles (senior housing)		mortgage loan insurance, Section 8 Loan Management Set Aside for rent subsidies	to right of first refusal for public & non-profit groups. Owners are asking HUD for extension of Sec. 221(d)(3) benefits
Rolling Hills Apts. Templeton	Total: 53 units	Federal Rural Housing Service Section 515 Program for mortgage financing	Yes, but nonprofit Peoples Self-Help will assume USDA loan with new 55 year term
Macadero Apts. Atascadero	Total: 19 units	Federal Rural Housing Service, owned by San Luis Obispo City Housing Authority	No
Atascadero Village, Atascadero	Total: 22 units	HUD 221(d)(4) for mortgage loan insurance, Section 8 for rental assistance	Yes, effective 2/16/02 (2002)
Dan Law Apts. San Luis Obispo	Total: 7 units	HUD Section 236 Program for mortgage financing interest reduction, HUD Section 8 Loan Management Set Aside for rental subsidy	No
Parkwood Village Apts. San Luis Obispo	Total: 34 units	SLO City sponsored multi-family housing revenue bonds	No
Judson Terrace Homes, San Luis Obispo (senior housing)	Total: 139 units	HUD Section 202 Program for mortgage financing, Section 8 Rental Assistance (43 units), CDBG financing (32 units)	Yes with 43 units on Section 8, but non-profit owner intends to keep the Section 8 contract.
Project	Assisted Units	Government Funding Source	At-Risk
Anderson Hotel San Luis Obispo (senior housing)	Total: 68 units	HUD Section 8 Rental Assistance, long term lease to San Luis Obispo City Housing Authority	No
Park Hotel, San Luis Obispo	Total: 20 units	HUD Section 8 Rental Assistance, partnership with San Luis Obispo City Housing Authority	No
Madonna Road Apts. San Luis Obispo	Total: 120 units		No
Pacific View, Morro Bay (senior housing)	Total: 39 units	HUD Section 208 Program, Federal Rural Housing Service 515	No
Sea Breeze Apts. Los Osos	Total: 28 units	CDBG	No
South Bay Apts. Los Osos (family housing)	Total: 75	CDBG	No
Parkview Manor, Arroyo Grande	Total: 64 units	HUD Section 236 Program, Section 8 Rental Assistance	
Schoolhouse Lane Apts. Cambria (family housing)	Total: 24 units	CDBG	No

Belridge Apts. Oceano	Total: 12 units	CDBG	No
Las Brisas Apts. Oceano	Total: 16 units	CDBG	No
Templeton Place Apts. Templeton (senior housing)	Total: 29 units	CDBG	No
Villa Paseo Apts. Paso Robles (senior housing)	Total: 108 units	California LIHTC Tax Credit Program	No
Project	Assisted Units	Government Funding Source	At-Risk
San Luis Bay Apts. Nipomo	Total: 120 units	California LIHTC Tax Credit Program	No
Creekside Gardens Apts. Paso Robles (senior housing)	Total: 29 units	HOME & LIHTC Tax Credit Program	No
Canyon Creek Apts. Paso Robles (family Housing)	Total: 68 units	HOME & LIHTC Tax Credit Program	No
Del Rio Terrace Apts. San Luis Obispo (senior housing)	Total: 41 units	Owned by San Luis Obispo City Housing Authority	No
Atascadero Senior Apts. Atascadero (senior housing)	Total: 19 units	Owned by San Luis Obispo City Housing Authority	No
So. Higuera St. Apts. San Luis Obispo (family housing)	Total: 27 units	HOME	No
Lachen Tara Apts. (family housing)	Total: 28 units	HOME & SLO County land grant	No
Oak Park Senior Apts. Paso Robles (senior housing)	Total: 40 units	HOME, owned by Paso Robles Housing Authority	No
Cortina d' Arroyo Grande Senior Apts. Arroyo Grande (senior housing)	Total: 108 units	Arroyo Grande City redevelopment funds & LIHTC Tax Credit Program	No

Of the 34 subsidized rental projects listed above, only Atascadero Village (22 units) could be sold and removed from the subsidized housing stock. At this point, the project owners have not indicated whether they intend to renew their rental subsidy contract or sell the project. Both the County and the Housing Authority of the City of San Luis Obispo are available to assist the project owners and retain the project in a subsidized rental program.

In addition to rental properties, the non-profit People's Self Help Housing Corporation has built home ownership projects. Qualified low and very low-income families build their own single-family residence in these "sweat equity" projects. 184 houses built since 1984, and 46 more "seat equity" houses are currently under construction. These

units are subject to the re-sales restriction set forth by the County and by the federal funding programs that supported the projects (i.e., CDBG, HOME Partnerships Investment Program, and the Rural Housing Service 502 Program).

Homeless Inventory 91.210 (c)

16. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

Obtaining an accurate count of the homeless population is extremely difficult. Most efforts to count those who are homeless focus on the number of individuals using shelters or other homeless services on any given night. Difficulty arises in trying to locate and count individuals living without shelter (on the street, in cars, etc...) or those individuals and families who are homeless but temporarily staying with family and friends or in motels. These attempts often fall dramatically short of the actual number of unsheltered homeless. The transient nature of the population and the varying lengths of time in which individuals are homeless also frustrate counting efforts. On January 27, 2009, there were, at minimum, 3,829 persons living on the streets, creek beds, or accessing emergency, transitional, or permanent housing for the homeless in San Luis Obispo County. In 2005, there were, at minimum 2,408 homeless persons counted through a similar point-in-time count.

The 2009 enumeration was conducted on the evening of January 27 and on January 28 from 7:00 am to 1:00 pm. On the evening of the January 27, counting teams went to shelters, hospitals, and other sites where homeless individuals were likely to be stationary through the next day. On the morning of January 28, teams were located at both specific sites and general areas throughout the county, in order to count homeless individuals who were more likely to be mobile. Like the 2005 Enumeration, this methodology was developed based on HUD's guidelines.

The 2009 enumeration made several updates to the methodology established by the 2005 enumeration, including expanding the survey form from 11 to 26 questions. The new survey questions mainly addressed what services the homeless use and what are common health problems and disabilities among the homeless. In 2009, the enumeration team organized a

significantly larger volunteer workforce, allowing the enumeration to reach more remote parts of the county than was covered in the 2005 enumeration. However, no substantial changes to the enumeration methodology were made.

Despite the similarities between the 2005 and 2009 enumerations, direct comparisons between the data generated by the two projects should be made with caution. The 2009 enumeration was conducted with a larger volunteer workforce, and it took place at a different time of the year. Thus, the fact that the two enumerations counted different numbers of homeless in different locations does not necessarily imply that there was a net gain in the homeless population between 2005 and 2009. Rather, the two enumerations should be regarded as "snapshots" of the homeless population at specific points in time.

Factors Contributing to Homelessness

There is rarely a single reason why people are homeless – the causes are manifold and complex. There are both structural issues (such as housing costs and the low wage labor market) and individual factors (such as domestic violence and untreated illnesses), which contribute to the problems of homelessness. When homeless people were asked to identify reasons for their homelessness, almost all cited several factors. This highlights the complexity of these factors that, working together, cause homelessness.

During the 2009 Point-in-time Count, information was sought from all households regarding their primary reason for homelessness. The reported results are below:

Table HM - 32: Primary Reason for Homelessness by Region

Reason for Leaving Last Permanent Place by Region	North County	South County	SLO City	County Total
Unable to pay rent	34%	23%	26%	34%
Unemployment	22%	21%	20%	20%
Substance abuse	22%	17%	21%	16%
Divorce	16%	9%	13%	14%
Low wages	10%	15%	7%	14%

For the whole County and each region, the most common response to why a person had to leave their last permanent place was “unable to pay rent.” A consistent 20% of the respondents cited “unemployment” as their reason for being homeless, and 20% of the respondents in the North County and SLO City cited “substance abuse.” Multiple responses were possible for this question.

Families and Persons in Need of Emergency Shelter

Homeless persons in San Luis Obispo County include families, seniors, single men and women, and youth. In 2009, a point in time enumeration counted 3,829 homeless persons living in San Luis Obispo County. The significant findings include:

- Approximately 36% of the all homeless counted were children under the age of 18.
- 5% of homeless counted were seniors.
- More than half (67%) of homeless counted were males, and 33% were females.
- Of the homeless visually counted (excluding school children), 36% were in the north county, 19% in the south county, 36% were in the City of San Luis Obispo, and 9% were counted in the north coast.
- Approximately 24% of homeless interviewed countywide slept outside the previous night of the count, 11% were in transitional housing, 12% in shelters, and 21% slept in a vehicle.
- The mean age of the persons interviewed countywide was 44 years old.
- 33% of the persons surveyed were families with kids.

Many homeless individuals and families use shelter and services in the incorporated cities. The Community Action Partnership of San Luis Obispo County (Community Action) uses general fund and CDBG and ESG grant money from the County and local cities to operate a homeless shelter and a homeless day center, both located in the City of San Luis Obispo. The homeless shelter provides 49 beds year-round. Community Action also works in partnership with the Interfaith Coalition for the Homeless to provide “overflow” sheltering during winter months. A different church hosts the “overflow” program each month, providing 15-35 beds nightly. Approximately 750 homeless persons receive one or more nights of emergency shelter and assistance during the year in San Luis Obispo. The homeless day center provides showers, clothing, meals, mail and phone services, counseling services, health screening, and access to transitional housing. These services help the homeless to stabilize their lives and move toward greater self-sufficiency.

In the north county, Community Action and Transitions Mental Health Association operate permanent supportive housing programs for homeless persons with disabilities. These programs provide housing and case management services for homeless clients. Various churches and non-profit groups in the north county area provide other services such as day meals, food, clothing, and a motel voucher program. These groups include

Transitional Food and Shelter, Loaves and Fishes, the Salvation Army, Harvest Bag and the El Camino Housing Organization (ECHO). In the South County, CAPSLO operates a case management program, and the South County People’s Kitchen operates a soup kitchen for the homeless and low-income households in the area.

Homeless shelters are currently allowable in all residential land use categories, as well as in the Office and Professional, Agriculture, and Rural Lands land use categories. However, homeless shelters are not explicitly addressed in land use ordinances. A proposal to develop a homeless shelter would currently be reviewed through a Conditional Use Permit. Program 3.A in Chapter 4 addresses amendments to County ordinances to define an emergency shelter and identify land use categories where emergency shelters could be permitted without a Conditional Use Permit. The County is currently considering the Commercial Service, Public Facilities, and Industrial land use categories as potential zones where emergency could be allowed without discretionary approvals. There are approximately 52 acres of vacant land in the Commercial Service and Industrial land use categories. Assuming 150 persons could sleep in a homeless shelter on a 1-acre site, the County would need approximately 4.5 acres of land to accommodate the assumed unmet need. Through implementation of Program 3.A, the County will determine whether these and/or other land use categories have appropriate sites for ministerial approvals for emergency shelters.

Through ordinance amendments addressed in Program 3.A, transitional and supportive housing proposed in forms other than standard single-family dwellings will be similarly treated to other housing types allowed in the same land use category. In addition, definitions of transitional and supportive housing facilities will be explicitly defined in the land use ordinances. A program addressing the removal of governmental constraints for development of supportive housing and transitional housing is included in the Programs section of the Housing Element. Table HM - 33 shows emergency shelters and transitional housing facilities countywide.

Table HM - 33: Emergency Shelter & Transitional Housing in San Luis Obispo County

EMERGENCY SHELTERS			
Name	Location	Number of Beds	Population Served
Maxine Lewis Memorial Shelter – CAPSLO	City of San Luis Obispo	75 (49 plus overflow)	Single Homeless Adults and Families with Children
ECHO Homeless Shelter	Atascadero	32	Single Homeless Adults
Transitional Food and Shelter – TFS (medically fragile homeless)	San Miguel, Atascadero, Paso Robles, Arroyo Grande, San Luis Obispo	12	Single Medically fragile Adults
North County Women’s Shelter and San Luis Obispo	Atascadero, Paso Robles, and San Luis Obispo	42	Single women and women with children

women's Shelter			
TRANSITIONAL HOUSING			
Adult transitional Housing – TMHA	San Luis Obispo	12	Single adults
Transitional Housing for Homeless – TMHA	San Luis Obispo	17	Single adults
TH fro Homeless Women/Children in San Luis Obispo (Women's Shelter)	Atascadero, Paso Robles, and San Luis Obispo	18	Single women & women with children
Family Care Network TH	Grover Beach	12	Youth Males and Females
Pasos de Vida - Lifesteps	Arroyo Grande	15	Single females and households with children
Congregation Housing – TMHA	San Luis Obispo and Atascadero	13	Single adults
PERMANENT SUPPORTIVE HOUSING			
Community Housing Program	San Luis Obispo	40	Single adults
Villas at Higuera	San Luis Obispo	6	Single adults
MHSA Program	San Luis Obispo	26	Single adults
TOTAL BEDS = 320			

The County, in conjunction with the cities and a large stakeholder group, convened in 2008 to create a 10-Year Plan to End Homelessness (10-Year Plan). The 10-Year Plan provides a clear vision of steps necessary to help homeless or at-risk persons arrive to stable housing as productive members of the community. A central goal of the 10-Year Plan is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing system wide efficiency in provision of services and utilization of resources. Four priorities and several implementing strategies based on each priority are incorporated in the 10 Year Plan. Priorities include:

- ***Priority 1. Facilitating Access to Affordable Housing to Put an End to Homelessness.***
- ***Priority 2. Stopping Homelessness Before it Starts through Prevention and Effective Intervention.***
- ***Priority 3. Ending and Preventing Homelessness through Integrated, Comprehensive, Responsive Supportive Services.***
- ***Priority 4. Coordinating a Solid Administrative & Financial Structure to Support Effective Plan Implementation.***

All seven cities as well as the County agreed in 2009 to endorse the 10-Year Plan to End Homelessness, to use the plan as a guide for future efforts, and agreed to designate a city council or Board member to serve as a representative in ongoing collaboration to address homelessness.

Special Needs Facilities and Services 91.210 (d)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

A safe affordable place to rent or own is essential to achieving independence and enabling people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes, and affordable decent housing is in limited supply.

Some persons with disabilities require specialized care and supervision. Licensed community care facilities offer housing and specialized services for children and adults with disabilities. Approximately 140 facilities are licensed to operate in the County, with a capacity to serve 1,546 persons (Table HM - 34 below). Many of these facilities provide housing and services to persons with physical disabilities, while some provide residential care to those with mental or developmental disabilities.

Table HM – 34: Licensed Community Care Facilities

Type of Facility	Facilities	Capacity
Small Family Home	10	39
Adult Residential	29	194
Elderly Residential	101	1,313
Total	140	1,546

Source: California Dept. of Social Services, Community Care Licensing Division, 2010

Notes:

5. The specialized care columns for the type of disability are not mutually exclusive
6. Small family homes provide care to disabled children
7. Adult residential facilities provide care for adults with various disabilities or disorders.
8. Elderly residential facilities provide care for persons age 60 and above. The residents in these facilities require varying levels of personal care and protective supervision.

Table HM - 35: Special Needs Housing in the County - Small Family Home

Name of Facility	Capacity	Location
CABALES SMALL FAMILY HOME	2	Nipomo
CREEKMORE SMALL FAMILY HOME	4	Grover Beach
PUTNAM SMALL FAMILY HOME	3	Arroyo Grande
SEWARD SMALL FAMILY HOME	4	Paso Robles
SICKELTON SMALL FAMILY HOME	3	Paso Robles
STINE SMALL FAMILY HOME	2	Paso Robles
SUMMERTIME CARE HOME	6	Nipomo
WILCOX'S MESA HOME	6	Nipomo
WOLFF SMALL FAMILY HOME	4	Nipomo
YOUNG SMALL FAMILY HOME	3	Paso Robles
TOTAL	37	

Source: California Dept. of Social Services, Community Care Licensing Division, 2010

Table HM - 36: Special Needs Housing in the County – Adult Residential Facility

Name of Facility	Capacity	Location
AMERICAN CARE HOME	38	Atascadero
AMERICAN CARE HOME II	6	Templeton
BARRETT'S	6	Atascadero
BRIGHTON COMMUNITY HOME	6	Arroyo Grande
C.A.L.L. - CARMELITA HOUSE	6	Atascadero
C.A.L.L.-PALOMAR HOUSE	6	Atascadero
C.A.L.L.-RAMONA HOUSE	6	Atascadero
C.A.L.L.-SAN ANTONIO HOUSE	6	Atascadero
D SCHWED ADULT FAMILY HOME	6	Paso Robles
DEFEHR ADULT RESIDENTIAL FACILITY	6	LOS OSOS
DERRICK FAMILY HOME	2	Creston
DERRICK FAMILY HOME #2	6	Creston
DOUBLE HEART RANCH	6	San Miguel
DOUBLE HEART VILLA	6	Shell Beach
FRANCISCAN RESIDENCE, THE	4	Atascadero
GAYNFAIR HOUSE	6	Arroyo Grande
HOBSON SONSHINE HOME #2	6	Paso Robles
HOBSON'S SONSHINE HOME	6	Atascadero
KEEFE'S KOTTAGE	6	Atascadero
KIMS' CIRCLE B HOME	6	Paso Robles
LAURA WAY HOME	6	Paso Robles
MONTEBELLO HOME	6	Paso Robles
OPTIONS FAMILY OF SERVICES-SONATA HOME	3	Atascadero
RANCOUR FAMILY	6	Atascadero
STARLING HOME	6	Paso Robles
THRELKELD ADULT RESIDENTIAL FACILITY	6	Baywood Park
THRELKELD ADULT RESIDENTIAL FACILITY #2	6	Los Osos
WESLIN HOME	3	Atascadero
WHITE HOUSE, THE	6	Paso Robles
TOTAL	194	

Source: California Dept. of Social Services, Community Care Licensing Division, 2010

Table HM - 37: Special Needs Housing in the County – Residential Care for the Facility

Name of Facility	Capacity	Location
A TOUCH ABOVE CARE, INC.	4	Atascadero
AAA KINDNESS CARE HOME	6	Nipomo
ALDER HOUSE	32	Arroyo Grande
ALOHA GUEST HOME	6	Nipomo

ANNA'S GARDENS	6	San Luis Obispo
ANNA'S IRISH HILLS	6	San Luis Obispo
ATASCADERO CHRISTIAN HOME	64	Atascadero
AUNT CAROL'S PLACE	6	San Luis Obispo
AUNT CAROL'S PLACE AT THE BEACH	6	Pismo Beach
B & C HOME	6	Grover Beach
BAY OSOS RCFE I	6	Los Osos
BAY OSOS RCFE II	6	Los Osos
BAY OSOS RCFE III	6	Los Osos
BAYWOOD MANOR RCFE	6	Los Osos
BAYWOOD MANOR RCFE II	6	Los Osos
BROPHY'S PLACE	5	San Luis Obispo
CALL PROGRAM / CARMELITA	6	Atascadero
CALUYA'S RESIDENTIAL CARE	4	Los Osos
CALUYA'S RESIDENTIAL CARE HOME II	4	Los Osos
CARMEL HOMES FOR THE ELDERLY	6	Grover Beach
CASA DE FLORES	120	Morro Bay
CASTANO HOME	6	Atascadero
CHERISH HOUSE IN CAMBRIA	6	Cambria
CHRISTIAN HOME FOR THE ELDERLY	6	Paso Robles
COUNTRY LIVIN SENIOR HOME	8	Atascadero
CYPRESS GARDEN HOME CARE	6	Arroyo Grande
CYPRESS RIDGE HOME CARE	6	Arroyo Grande
DIVINE HOME FOR THE ELDERLY	6	Paso Robles
EMERITUS AT CRESTON VILLAGE	130	Paso Robles
FAMILY CARE HOME	6	Grover Beach
FAMILY CARE HOME II	6	Grover Beach
FIVE CITIES RESIDENCE	6	Arroyo Grande
FOOTHILLS RESIDENTIAL CARE FOR THE ELDERLY	6	San Luis Obispo
FULL CIRCLE RESIDENCE I	4	Grover Beach
FULL CIRCLE RESIDENCE II	6	Arroyo Grande
GARDEN CREEK	72	San Luis Obispo
GARDEN HOUSE	15	MORRO BAY
GARDEN VIEW INN	15	Atascadero
GET TOTAL TENDER LOVING CARE HOME	6	Grover Beach
GOLDEN BEAR HOME CARE SERVICES	6	Paso Robles
GOLDEN CARE	4	Los Osos
GOLDEN SUNRISE	5	Grover Beach
GREAT OAKS SENIOR LIVING, LLC., THE	5	Paso Robles
GREENBROOK ELDERLY CARE	6	San Luis Obispo
GREENHILLS COUNTRY CHARM HOME	6	San Luis Obispo
GREENHILLS HOME II	6	San Luis Obispo
HERITAGE RESIDENCE	4	Grover Beach
HIGHLAND COUNTRY ESTATE	6	Nipomo
HILLSIDE VILLA RETIREMENT HOME	6	Arroyo Grande
HILLSIDE VILLA RETIREMENT HOME #2	6	Arroyo Grande
HORIZON HILLS RETIREMENT HOME	4	Atascadero
INGLESIDE ASSISTED LIVING INC.	15	Atascadero
IRENE'S BOARD & CARE	6	Paso Robles
JAJ RESIDENTIAL CARE FOR ELDERLY	6	Los Osos
JAJ RESIDENTIAL CARE FOR ELDERLY II	6	Los Osos
KUMSKOW HOME	6	Paso Robles
LA SERENA RESIDENCE	4	Grover Beach
LEGACY HOME - NORTH HILLS, INC.	4	Atascadero
LOS OSOS RESIDENTIAL CARE	6	Los Osos
LOS OSOS RESIDENTIAL CARE II	6	Los Osos
M & L SOUTH BAY MAXI CARE	6	Los Osos
MADONNA COTTAGE	6	San Luis Obispo

MANSE ON MARSH, THE	135	San Luis Obispo
MEADOWLARK HOME	6	Paso Robles
MEADOWS II, THE	6	Paso Robles
MEADOWS, THE	6	Paso Robles
MISSION LODGE	15	Paso Robles
MONTEREY LODGE	15	Paso Robles
OAK PARK MANOR	32	Arroyo Grande
ORCHID GARDEN RESIDENTIAL CARE	6	Los Osos
PACIFIC HEIGHTS RESIDENTIAL HOME	5	Los Osos
PALOMAR PLACE	6	Atascadero
PARADISE VALLEY CARE	10	Atascadero
PARADISE VALLEY CARE AT THE LAKE	11	Atascadero
PARK PLACE	12	Atascadero
PARKVIEW VILLAGE	5	Arroyo Grande
PARKVIEW VILLAGE II	6	Grover Beach
RETREAT, THE	6	Nipomo
ROLLING HILLS RESIDENTIAL CARE	6	Paso Robles
ROSE GARDEN	6	Los Osos
ROSE GARDEN II	5	Los Osos
SACHELE SENIOR GUEST HOME III LLC	6	Los Osos
SACRED HEART RCFE II	6	Nipomo
SACRED HEART RESIDENTIAL CARE FACILITY	6	Arroyo Grande
SAN LUIS RESIDENTIAL CARE	6	San Luis Obispo
SEA GARDENS	6	Los Osos
SOUTHBAY MAXI CARE	6	Los Osos
STARLING RESIDENTIAL CARE HOME	6	Paso Robles
SUNRISE	6	Los Osos
SUNRISE IV	6	San Luis Obispo
SUNRISE RCFE II	6	Los Osos
SUNRISE RCFE III	6	San Luis Obispo
SUNRISE RCFE VI	6	San Luis Obispo
SUNRISE RCFE VII	6	San Luis Obispo
SUNRISE V	6	Los Osos
THRELKELD SENIOR HOME	6	Los Osos
VILLAGE AT SYDNEY CREEK, THE	66	San Luis Obispo
VINEYARD VIEW ESTATE RESIDENTIAL CARE	6	Paso Robles
WELCOME HOME II (RCFE)	6	Los Osos
WELCOME HOME RESIDENTIAL CARE FOR THE ELDERLY	6	San Luis Obispo
WYNDHAM RESIDENCE	72	Arroyo Grande
TOTAL	1,313	

Source: California Dept. of Social Services, Community Care Licensing Division, 2010

Barriers to Affordable Housing 91.210 (e)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Identification of Impediments to Fair Housing Choice

This section evaluates the activities of public and private entities that could create or remove impediments to fair housing choices within San Luis Obispo County. The activities of three sectors are reviewed:

- The Public Sector
- The Private Sector
- The Public and Private Sector

The public sector involves governmental activities such as zoning and public policies, public services, and the provision of public housing. The private sector involves the financial institutions that provide real estate loans and related transactions. The public/private sector involves government efforts to serve the housing market with education, mediation and enforcement of fair housing laws.

Public Sector

In this section, public policies and administrative actions are evaluated for their impact on fair housing choice. Often these activities require local agencies to balance competing goals and interests against each other. The following activities are reviewed:

- 4.1.1 Zoning and Site Selection
- 4.1.2 Planning and Zoning Boards
- 4.1.3 Building Codes
- 4.1.4 Neighborhood Revitalization, Employment-Housing-Transportation Linkage
- 4.1.5 PHA & Other Assisted Housing Provider Tenant Selection Procedures, Housing Choices
- 4.1.6 Sale of Subsidized Housing & Possible Displacement
- 4.1.7 Property Tax Policies

Zoning and Site Selection

The California Legislature has delegated to local government specific responsibilities and discretionary authority over the development and uses of land. Each city and county may influence the location, density, and appearance of housing units in their

jurisdiction. The primary control is the general plan. The general plan has zoning ordinances and land use policies that establish the requirements for new development. In California, each general plan also has a Housing Element, which addresses government and non-governmental constraints to an adequate supply of housing for all income levels. The County's general plan does not contain policies or ordinances that violate state or federal fair housing laws.

Much of the County is rural unincorporated area, zoned for lower residential densities due to limited public services and the County's policies requiring protection of agricultural land and natural resources. Lower density zones often have a negative impact on the cost of housing because larger lots may have higher land costs. Denser, urban level services and development are located in town sites along highway corridors and around the incorporated cities. There are nine urban communities in the County, most of which have public water and sewer service, schools, business districts and a variety of residential zones and housing stock. These unincorporated communities range in size, from Shandon (population of 982 in Year 2000) to Los Osos (population of 14,461 in Year 2000). Shandon is the only community that lacks a sewer system and therefore has no multi-family zoning or apartments. There are seven incorporated cities in the county, all of which have a full range of urban services and housing development. They range in size from Pismo Beach (population of 8,683 in Year 2000) to San Luis Obispo (population of 42,497 in Year 2000).

Impediments to fair housing may occur if the quality or extent of public services and facilities vary dramatically among residential neighborhoods. Municipal services are distributed equally throughout all of the urbanized areas of the County and its cities. Schools, parks, library facilities and public transit service can be found in all of the communities. Commercial development is generally located within the community or within close driving distance. However, the two rural communities of Shandon and San Miguel are located 10 to 12 miles away from significant commercial and medical services.

Impediments to fair housing may occur if zoning regulations discriminate against housing for certain people, or restrict who may live in a residential unit. State fair housing law specifically addresses discrimination against residential care facilities (i.e., women's shelters, halfway houses, and facilities for mentally or physically handicapped). California Health and Safety Code Section 1566.3 states that a residential care facility for six persons or less shall be treated no differently than any other family residence. The following table shows that facilities for six or less individuals do not require special approval in any residential zone in the County or in any of its entitlement cities. Larger group homes typically require a conditional use permit and public review.

Table HM – 38: Summary of Permit Requirements for Residential Care Facilities

Jurisdiction	Residential Zoning	Residential Care Facility - Less than 6 people	Residential Care Facility - More than 6 people
City of San Luis Obispo	Residential-1 Residential-2 Residential-3 Residential-4	Allowed Use -no conditional use permit " " "	Allowed Use -no conditional use permit " " "
City of Paso Robles	Residential-1 Residential-2 Residential-3 Residential-4	Allowed Use -no conditional use permit " " "	Approval of conditional use permit " " "
City of Atascadero	Res. Suburban Res Sin Fam x Res Sin Fam y Res Sin Fam z	Allowed use-no conditional use permit " " "	Approval of conditional use permit " " "
City of Grover Beach	Residential-1 Residential-2 Residential-3	Allowed use-no conditional use permit " "	Requires approval of use permit " "
City of Pismo Beach	Res. Single (low) Res. Multi (med) Res. Resort	Allowed Use -no conditional use permit " " "	Approval of conditional use permit " " "
City of Arroyo Grande	Res. Estate Res. Hillside Res. Rural Res. Suburban Single Family Village Resident'l Multi-Family Mobile Home Pk.	Allowed use-no conditional use permit " " " " " " " "	Allowed use-no conditional use permit " " " " " Approval of Conditional Use Permit " "
County of San Luis Obispo	Single Family Multi-family	Allowed use-no conditional use permit	Approval of conditional use permit minimum site area of 20,000 sq. feet

In the County's 2004 Fair Housing Survey, described in Chapter 2 (Section 2.5) there were two survey questions that addressed the local government's impacts on the housing market. A total of 31 survey forms were returned, and the responses to the two questions were as follows:

- Have government zoning and building codes encouraged housing discrimination?
8 Yes 18 No
- Have government zoning and building codes discouraged affordable housing?
17 Yes 12 No

Eight organizations answered the first question by indicating that government regulations are encouraging housing discrimination. Yet the comments provided in the surveys show that four of these organizations actually consider the shortage of affordable housing to be a form of housing discrimination. They consider the shortage to be a result of high land prices and government restrictions on new housing development. Two organizations did not provide any comments. One of the eight responses cited the occurrence of "Nimby-ism" in the public hearing/permit process as a form of discrimination. Most of the "yes" responses to the second question included comments criticizing a slow permit process or excessive regulations for discouraging the development of affordable housing.

The lack of affordable housing itself is not a form of discrimination, but discriminating could occur as a result of a shortage of housing. Some examples of the survey comments regarding housing discrimination and the lack of affordable housing appear below:

California Property Services – "Many cities have reduced density or discouraged the building of apartments."

Home Builders Association of the Central Coast – "They discourage density and diverse housing types and make housing more expensive by taking so long to approve projects."

Aids Support Network – "Primarily in-lieu fees are paid by developers to avoid constructing low-income housing. Movement is still towards high end in-fill development as home still command \$500,000."

People's Self-Help Housing Corporation – "Zoning still requires hearings that turn into a circus and end up being about "those people" rather than legitimate development concerns."

Many organizations are concerned about government's influence on housing development. The two survey comments appearing below are directly in response to

the question about how local government is affecting the development of affordable housing:

Habitat for Humanity – “Insufficient land zoned for multi-family residences both rental units and condo or duplex home ownership units. Development fees and lengthy review processes make building affordable housing harder.”

The Mortgage House – “It certainly can be said that certain zoning and building codes discourage affordable housing for many reasons, not the least of which is the complicated and lengthy process, which takes additional time and investment on the part of the developer, and certainly the expense of complying with codes can be deleterious to purchasers and renters – the cost of building or maintaining are almost always passed on to users. The continual increasing of fees to builders is of great concern, especially in this sensitive area where we may be trying to serve the underserved.”

The County and its cities are sensitive to the shortage of affordable housing and are responding with various ordinance amendments and policy changes. The County and four of the cities have adopted inclusionary housing ordinances. The County’s 2009 Housing Element incorporate several programs that will encourage the development of affordable housing:

Program HE 1.A – designate more land for residential development and increase the supply of available, suitable land that is zoned for affordable (multi-family) housing.

Program HE 1.C – reduce and defer fees for affordable housing development.

Program HE 1.H - provide direct financial assistance for housing for low income and special needs households. This includes using federal HUD funds to build affordable housing stock, support rental assistance programs, and to support services for homeless and special needs individuals.

Program HE 1.I – provide on-going support for the Housing Trust Fund. In 2003-2005 the County provided \$225,000 in start-up funds, and then an additional \$200,000 in 2005-2008 to the newly formed, non-profit Housing Trust Fund of San Luis Obispo County.

Program HE 1.L – establish minimum development densities of 20 units/acre in areas with existing multi-family zone. This would encourage higher density, affordable-by-design housing.

Program HE 1.R –streamline the permit process for housing that accommodates persons with disabilities.

Program HE 1.S – amend the County’s ordinances and General Plan to facilitate development of senior-friendly communities and housing.

Planning and Zoning Boards

There is an important relationship between the membership of planning and zoning boards and the decisions that they make regarding community development and housing availability. Ideally, the membership of legislative bodies and advisory committees would include representatives of all citizens in the community, including lower income racial and ethnic groups, gender categories, persons with disabilities, and families with children. However, local government agencies have no control over the selection of the elected officials who will serve on the City Councils and the County Board of Supervisors, nor about the choices that elected official make when selecting people to serve on advisory committees and public commissions. School boards, community service district boards and other vital community positions are also filled through the public election process. Local government agencies do act to educate the public and elected officials of the importance of engaging the community at large in the local decision making process. For example, San Luis Obispo County holds annual training seminars for its planning commissioners and community advisory groups to raise the group’s collective planning skills and to impress upon them the responsibility of fairly representing their communities. And in the community of Oceano, where there is an ethnic mix of 48.9% white and 44.6% Hispanic the County conducted bi-lingual noticing and workshops (with Spanish speakers) when it produced the Oceano Specific Plan.

The countywide population is primarily white, but there are some communities near agricultural areas with a large number of Hispanic members. The ethnic make-up of the county and two of its major cities appears below (source - U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics):

<u>Countywide</u>	76.1% - 187,840	White
	16.3% - 40,196	Hispanic
	3.6% - 8,839	Asian
	2.4% - 5,995	Black
	2.1% - 5,084	Native American
	0.3% - 760	<u>Hawaiian/Pacific Islander</u>
	100.8% - 248,714	Total

100.0% - 246,681 Total (actual)

<u>Paso Robles</u>	64.2% - 15,600	White
	27.7% - 6,735	Hispanic
	4.1% - 1,005	Black
	2.6% - 643	Asian

2.5% -	604	Native American
<u>0.3% -</u>	<u>81</u>	<u>Hawaiian/Pacific Islander</u>
101.4% -	24,668	Total

<u>City of San Luis Obispo</u>	78.7% -	34,756	White
	11.7% -	5,147	Hispanic
	6.5% -	2,855	Asian
	1.9% -	853	Black
	1.5% -	683	Native American
	<u>0.4% -</u>	<u>157</u>	<u>Hawaiian/Pacific Islander</u>
	100.7% -	44,451	Total

The ethnic make-up of the elected boards and councils is predominantly white, even in the communities where the minority ethnic groups represent a combined total of 30% or more of the population. The lack of minority representation is noteworthy. However, minority groups are active in local politics. For example, on the five member County Board of Supervisors, one member, K.H. “Katcho” Achadjian, is of Armenian heritage. The area’s state senator, Abel Maldonado, is of Hispanic heritage.

Building Codes and Their Enforcement

Generally, the building codes implemented by the various jurisdictions are based on the California Building Code that was adopted by the State of California. California’s codes incorporate the Uniform Building Code (published by the International Organization of Building Officials) and are in conformance with Title 24, State of California disabled access requirements.

Enforcement of building codes for new structures or alterations to existing structures is the responsibility of the building inspectors. Enforcement of codes in existing structures is carried out on a complaint basis. Enforcement actions are undertaken with the immediate emphasis on any health and safety concerns. Voluntary compliance is sought, and any court action against a property owner or owner is used as a last resort. Displacement of residents is avoided if possible.

Few complaints are received regarding violations of the handicap access codes in housing construction. The handicap access codes are relatively new, so only a small percentage of the housing stock has been built since the codes were implemented. Construction workers and inspectors have been able to comply with the codes. As a protected class, people with disabilities are unique because they are the only minority that can be discriminated against solely by design of the housing unit. The federal disabilities laws established design and construction requirements for multifamily housing built after March 13, 1991. The law provides that a failure to design and construct multifamily dwellings to include certain handicap access features will be regarded as unlawful discrimination. These requirements apply to all new multifamily housing that consists of four or more dwelling units.

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CHAPTER IV: STRATEGIC PLAN



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General Priority Needs Analysis and Strategies 91.215 (a)

19. *In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a) (1)*
20. *Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed.*
21. *If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
22. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*
23. *If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
24. *Identify any obstacles to meeting underserved needs.*

Specific Objectives 91.215 (a)(4)

25. *Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.*

General Priority Needs Analysis and Strategies

19. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

Strategic plans are developed in the context of relevant local and national leadership initiatives, regional distinctions among existing infrastructure and populations in need, as well as local economic cycles and funding histories.

The County of San Luis Obispo prepares a strategy for addressing housing and community development needs through the input of public and community input, consultation with participating jurisdictions and non-profit agencies and service providers and a community survey. This strategy consists of input from various sources (residents, community stakeholders, service providers, participating city and county staff, and elected officials) help the Urban County establish the priority for expanding program funds based on a number of criteria that includes program national objectives and eligibility standards, local needs, project feasibility and availability of funds, to name a few.

Public input and consultations with the various involved groups enabled the County to identify several basic principles to guide establishment of the priorities and programs identified in this plan. These basic principles include the following:

1. Emphasize programs that offer long-term solutions to problems and empower people to improve their own lives and self-reliance. As an example, rental or ownership housing developments, which will not require additional future subsidies, is preferred over those that will require continued subsidies to prevent loss of affordable housing stock. In addition, programs, which will increase employment opportunities for low- and moderate-income persons, may reduce potential future need for a variety of assistance programs to those individuals and families.
2. Build local capacity to continue needed programs well into the future. Where possible, programs that provide loans to local projects, rather than grants, can gradually build a loan portfolio. Repayments of those loans can again be used locally to fund high priority programs. Availability of annual formula grants from the federal government will probably continue for some number of years, but this is not guaranteed to continue indefinitely.
3. Maximize benefit to low- and moderate-income persons through programs that address the most important needs and do so in a cost-effective manner. Cost-effectiveness can be provided through efficient implementation techniques and

through leveraging additional private and public resources. Proposed programs that are not cost-effective or are infeasible should be avoided. The most important needs must be identified through extensive public participation and consultation with private and public groups having special knowledge about the needs. The needs of underprivileged and under-represented residents of the county must not be overlooked.

Performance Measures

HUD regulations require grant recipients to identify proposed accomplishments and outcomes for each activity undertaken, in qualitative terms. It is an organized process for gathering information to determine how well programs and activities are meeting established needs and goals. HUD requires the performance measures for all programs as a key consideration in program funding decisions and demonstrates program results to decision-makers and the public. The measures enable the County to capture program accomplishments for the annual performance report to HUD, and helps enhance program capacity and results.

The development of the Performance Measures allows HUD to collect data on program outcomes that can be reported nationally and minimize the reporting burden on the local grantees. For each activity funded through the Consolidated Plan the County must determine the goal of the activity, identify one objective and one outcome for each activity in the Consolidated Plan, indicate the objective and outcome when reporting to HUD, identify one of the three goals, or National Objectives, which authorize and govern this Consolidated Plan.

Three basic goals are:

1. the programs are intended to *provide decent housing*;
2. the programs are to *provide a suitable living environment*; and
3. to *expand economic opportunities*.

Each of these goals is directed to benefit low- and moderate-income persons, that is, persons whose incomes are below 80 percent of area median income.

The outcomes sought from the goals are:

1. Availability
2. Accessibility
3. Sustainability

Each priority and project or activity must meet at least one of the three objectives and one of the three performance outcomes. Projects are reviewed and funding allocations are made based upon several criteria, including filling gaps in services and the projects ability to reach and serve the areas and persons with the greatest need.

To help identify the performance measurements, HUD developed the following matrix to assist the funding and reporting of outcomes:

**Table SP – 1: Performance Measurement Standards Matrix
Linking Objectives and Outcomes**

Objective	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1: Suitable Living Environment	Accessibility for the purpose of creating Suitable Living environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
Objective #2: Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
Objective #3: Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities.

Matrix Definitions

Objectives:

Suitable Living Environment: Address activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing: these activities cover the wide range of housing possible under HOME, CDBG or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities: This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Outcomes:

Availability/Accessibility: Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability: Applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities: Applies to projects where activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Additional criteria that will be used to evaluate the proposals prior to funding decisions by the cities and the County include the following:

8. Consistency with federal regulations and laws
9. Community support (for example, approval of project by a city council)
10. Seriousness of community development need proposed to be addressed by project
11. Degree to which project benefits low-income and very low-income families or persons
12. Feasibility of the project to be completed as budgeted within the program year award for public service activities, planning and capacity building and administration projects, or within 18 months of the beginning of the program year (June 30th) for projects involving acquisition, construction or rehabilitation.
13. Cost effectiveness of funds requested and leveraging of other funds
14. Organization's experience or knowledge regarding CDBG or HOME requirements

The following criteria, in addition to those listed above, will be used only to evaluate proposals for funding under the "Special Urban Projects Fund" allocation of CDBG funds, pursuant to the cooperative agreements between the County and each of the participating cities:

4. Degree of benefit to more than a single jurisdiction.
5. Need by the project for more funding than is available through the other allocations.
6. The project provides direct benefit to most needy groups such as very low-income and/or handicapped persons, at-risk youths (gang prevention), etc.

The County used various sources of demographic information, such as data prepared by HUD, the US Census Bureau, the Comprehensive Housing Affordability Study (CHAS) data book (prepared by HUD and the US Census Bureau, the Urban Institute, and ICF Corporation, California Department of Finance, the 2008 American Community Survey (ACS). Where possible, the most recent available data is used. In some instances the 2000 Census data is incorporated as not all demographic, economic development, housing or other necessary data is the most recent.

Tables in the recent CHAS Data Book provide information on the needs of various types of households according to income. The levels of income (extremely low, very low-, low,

and moderate-income) are defined in the text. Recent figures for these categories and for the HUD Adjusted Median Family Income were obtained from HUD.

The priorities that will also guide the strategic plan are outlined on HUD Table 2A – Housing Priority Needs. The definitions of HUD’s priority codes for Table 2A are as follows:

H = High Priority – Activities to address this need will be funded during the Five-year period.

M = Medium Priority – If funds are available, activities to address needs that may be funded during the Five-year period.

L = Low Priority – Activities that will not be funded to address needs during the Five-year period.

NO SUCH NEED - No need or data shows that this need is already substantially addressed.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0 – 30%	H	1,465
		31 – 50%	H	1,654
		51 – 80%	M	1,731
	Large Related	0 – 30%	H	410
		31 – 50%	H	480
		51 – 80%	M	639
	Elderly	0 – 30%	H	982
		31 – 50%	H	840
		51 – 80%	M	505
	All Other	0 – 30%	H	3,906
		31 – 50%	H	2,250
		51 – 80%	M	1,759
Owner	Small Related	0 – 30%	H	589
		31 – 50%	H	679
		51 – 80%	M	1,665
	Large Related	0 – 30%	H	130
		31 – 50%	H	255
		51 – 80%	M	680
Owner	Elderly	0 – 30%	H	1,319
		31 – 50%	H	1,240
		51 – 80%	M	1,070
	All Other	0 – 30%	H	490
		31 – 50%	H	335
		51 – 80%	M	598
Non-Homeless Special Needs	Elderly	0 – 80%	H	2,940
	Frail Elderly	0 – 80%	H	1,240
	Severe Mental Illness	0 – 80%	M	2,400
	Physical Disability	0 – 80%	H	1,266
	Developmental Disability	0 – 80%	H	4,000
	Alcohol/Drug Abuse	0 – 80%	H	128

HIV/AIDS	0 – 80%	H	200
Victims of Domestic Violence	0 – 80%	H	340

Community Needs Assessment Survey

The Urban County use an internet based survey to collect information as part of the Community Needs Assessment Survey for the Consolidated Planning process. The survey was made up of questions in which the respondents were asked to rate the desirability of various housing, homeless, community and economic development activities. Each of the questions had a rating attributed to help identify priority of greatest need. The survey was e-mailed to various entitles throughout the region, including city and county elected officials, administrators/managers, community and economic development directors, social service agencies, housing providers, developers, affordable housing advocates, service providers, and the public. A notice was published in the local newspaper advertising the need for public input on the local priorities and needs. Out of over 550 people, organizations and cities that received the survey, including the newspaper ad, two hundred twenty five (225) responded.

The results of the survey will help establish the basis for the five-year Consolidated Plan.

Survey Respondents by Representation

Private Citizen:	160 (71%)
Unit of Local Government:	43 (19%)
Local Agencies (non-profits):	22 (10%)

Special Needs Populations

Special Needs Populations are those residents who have a physical disability, mental problem, or other special need for services or facilities. Such problems may require special transportation, housing designed to provide support services, or adult day care. In addition, many existing public buildings require modification to make them assessable for persons with physical limitations (ADA compliance).

Exhibit SP-2 below depicts the numerical responses among all respondents for the Special Needs Populations. Persons with severe Mental Illness received the highest number of survey returns that identified this population as having the highest need. The Frail Elderly population received the lowest number of responses, with no “High” ranking priority responses. A summary of survey results is as follows based on total survey respondents:

Table SP – 2: Special Needs Populations - Priority Needs

Special Need Population	HIGH	MEDIUM	LOW
Victims of Domestic Violence	102	91	23
Developmentally Disabled	97	98	17
Persons w/sever Mental Illness	114	75	22
Illiterate persons	23	107	76
Persons with addictions	40	92	78
Physically Disabled	99	92	20
Persons with HIV/AIDS	30	120	58
Migrant Farm Workers	41	100	68
Homeless persons	101	80	31
Elderly	102	99	16
Frail elderly	0	44	13

Needed Facilities and Services

Below is a list of eligible CDBG, HOME and ESG projects that could be funded over the next five years of the Consolidated Plan. The different categories of eligible activities is broken up to assist with the identification and sorting of needs and priorities in each category.

Community Facilities

Some CDBG-assisted activities, by their special nature, serve a particular segment of the populations that might frequently be “primarily lower income.” Examples include senior centers, shelters for victims of domestic violence, or migrant farm worker service centers. HUD calls these “limited clientele” activities or facilities.

A number of eligible CDBG activities can be available to all people in a geographic area, no matter what their income is. For example: street improvements, parks, and “neighborhood facilities”.) These kinds of activities must pass the “Area Benefit Test” if they are claimed to meet the “national objective” of benefiting lower income people. In general, to meet the Area Benefit Test, at least 51% of the residents of the particular area must be low or moderate-income people.

Below is a list of eligible type of community facilities and the survey-based priority ranking:

Table SP – 3: Community Facilities – Survey Results

Facility Type	HIGH	MEDIUM	LOW
Senior Centers	58	113	44
Youth Centers	100	94	23
Child Care Centers	97	86	34
Health Care	140	53	18
Community Centers	59	107	49
Other	20	90	89

Infrastructure

Similar to community facilities, a number of eligible CDBG activities can be available to all people in a geographic area, no matter what their income is, as long as they pass the Area Benefit Test previously mentioned. Typically, in the County of San Luis Obispo, this type of activity benefits the HUD identified predominately low-income communities such as San Miguel, Shandon and Oceano, or Census defined tracks and block groups. A good example of activity is the River Road drainage project that eliminated the threat of flooding along Mission Street and River Road in San Miguel. Below is Table SP-3 with the survey results

Table SP – 4: Infrastructure Survey Results

Infrastructure	HIGH	MEDIUM	LOW
Water/Sewer Improvements	111	78	28
Street Improvements	84	94	39
Sidewalks Improvements	44	103	66
Accessibility Improvements	63	105	45
Drainage Improvements	69	93	51
Other	116	77	25

“Other” infrastructure needs were identified as “open-ended” answers in the survey. Most who answered this question did not specify the type of infrastructure. Many who did answer the question identified projects that fall into the noted list of eligible categories, so they will not be individually listed. Below is the list of infrastructure projects identified in the survey not listed in the survey:

- Energy conservation projects*
- Street lighting
- Enhance airport (more flights) to facilitate business and tourism**

*Project could include solar panels to reduce the consumption of fossil fuels.

** Such project is not CDBG eligible.

Special Needs Services

Services for people with special needs are eligible costs under the CDBG and ESG programs. Most services to special needs clients are offered at a facility dedicated to serving the immediate needs of that specific Special Needs population. One of the largest Special Needs populations is the homeless. Many survey results included the need to provide services and shelter to the homeless as a priority project in the open-ended questionnaire portion of the survey. Along with the homeless, many surveys also identified the need to provide services and a facility for detoxification facility.

Table SP – 5: Special Needs Services Survey Results

Special Needs Services	HIGH	MEDIUM	LOW
Homeless Shelter services	67	101	43
Substance Abuse Services	91	96	23
Domestic Violence Facility services	35	115	58
Accessibility improvements	24	118	65
HIV/AIDS Centers & Services	158	48	9
Neglected/Abused Children Services	108	85	18
Mental Health Services	75	108	28
Centers/Services for Disabled	83	104	26

Community Services

“Public Services” is a term that covers a lot of ground. It includes services that many people would call social services or human services. Examples of “public services” listed in the law include services relating to employment, crime prevention, child-care, health, drug abuse, education, welfare, and recreation. Federal regulations prohibit the use of CDBG to public services to no more than 15% of the entitlement amount for public services. This is a reflection of Congress wanting CDBG to be primarily used for “bricks and mortar” projects.

Table SP – 6: Community Needs Survey Results

Community Services	HIGH	MEDIUM	LOW
Senior Services	114	84	21
Youth Services	97	93	23
Child care Services	88	86	42
Gang Prevention Program	66	120	27
Transportation Services	120	81	13
Health Services	31	113	68
Legal Services	44	119	48
Food Storage/delivery services	107	74	32

Economic Development

CDBG can be used for economic development purposes by local jurisdictions or by nonprofits. Funding from Urban County jurisdictions for economic development include assistance to microenterprises, defined as a business that has five or fewer employees and at least one of those employees is the “owner.” The assistance can be in the form of:

- **Credit** (grants, loans, loan guarantees, etc.) either to start a new microenterprise, or to stabilize or expand an existing one.
- **Technical Assistance** (business advice and support relating to developing business plans, conducting marketing, etc.) to owners of microenterprises, or to people wanting to start one.
- **General Support** (counseling, childcare, transportation, peer support, etc.) to owners of microenterprises, or to people wanting to start one.

Federal regulations specifically lists assistance to microenterprises as an eligible activity, therefore they are not subject to the public benefit aspects of “special economic development.” In addition, services provided under economic development do not count toward the 15% public services cap. Below are the Economic Development survey results.

Table SP – 7: Economic Development Survey Results

Economic Development	HIGH	MEDIUM	LOW
Start-Up Business Assistance	50	108	78
Microenterprise Mentoring Assistance	108	99	26
Rehabilitation of Commercial Projects	51	89	23
Employment Training	0	107	4
Small Business Loans	61	61	108
Job Creation and Retention	81	81	67

Neighborhood Services

Neighborhood services include activities that help meet one of the national objectives of the CDBG program, to prevent or eliminate “slums and blight.” Most jurisdictions of the Urban County that use this objective approve the allocation of CDBG funds to eliminate blighted conditions within their redevelopment area. Eligible activities include the demolition of deteriorated or deteriorating buildings, or public improvements in a general state of deterioration, code enforcement activities within the redevelopment areas.

In many instances with this activity, the elimination of slums and blight does not benefit the lower income populations. Federal regulations clearly declare that the primary objective of the CDBG program is to principally benefit low and moderate-income persons. This means that, at a minimum, 70% of a jurisdiction’s CDBG funds must be used for projects and/or services benefiting this population. While there is not a specific cap on the allocation of funds for activities that eliminate slums and blight like the public services cap (15%), spending of this activity is limited based on the 70% requirement.

Table SP – 8: Neighborhood Services Survey Results

Neighborhood Services	HIGH	MEDIUM	LOW
Non Residential Historic Preservation	55	88	67
Code Enforcement	66	89	57
Slums/Blight Removal	15	90	103
Façade Improvements	59	100	53
Street Lighting	28	105	69

Housing

Private or public buildings can be rehabilitated or substantially reconstructed using CDBG and HOME funds. Acquisition of vacant property or existing housing for lower income household is an allowed use of both these funding sources. In prior years, the Urban County has utilized CDBG and HOME funds for acquisition and construction of new affordable rental housing and homeownership opportunities. Also, support for minor home repairs, housing for special needs persons, first-time homebuyer program and for the tenant based rental assistance program for special needs households through the Housing Authority of the City of San Luis Obispo, a program to assist low-income household with rental subsidies, has been an ongoing program locally. In general, new construction activities using CDBG cannot be used to build new housing unless an organization has a special HUD status of a Community-Based Development Organization (CBDOs).

A CBDO can build new housing, which is otherwise not an eligible use of CDBG funds. A CBDO is a private or non-profit organization that carries out activities which deal with one or more critical problems (physical, economic, or social), giving particular attention to the needs experienced by lower income people. The CDBG provides these activities

primarily within a specific area of operation in the jurisdiction. Currently there are no CBDOs in the County of San Luis Obispo.

While the CDBG program limits the use of housing activities, the primary purpose of the HOME program is to provide affordable housing opportunities to low-income households. Several HOME funded programs are mentioned above, but historically the primary use of these funds is for the construction of new affordable housing throughout the Urban County. Below is a list of eligible housing activities and the survey priorities ranking is a list of eligible housing activities.

Table SP – 9: Housing Survey Results

Housing	HIGH	MEDIUM	LOW
Owner-occupied Housing Rehabilitation	67	109	34
First-Time Homebuyer Assistance	84	77	45
Construction of Rental Housing	65	99	40
Rehabilitation of Rental Housing	23	86	91
Construction, Owner Housing	26	83	87
Improvements for Disabled Persons	74	106	21
Housing for Disabled	88	87	32
Senior Housing	92	82	35
Minor Home Repair Program	43	92	67
Energy Efficient Improvements	94	88	25
Housing for Foster Youth	118	85	16
Housing for Medically Fragile Persons	103	89	15
Asbestos/Lead-Based Paint Test/Removal	37	88	72
Fair Housing	48	99	57

Although annual funding allocations over the next five year will be refined to reflect changes in the demand for housing and services, feedback from consumers and constituents, and the increasing changing regional needs, the general direction will and emphasis on these priorities will remain. Trends that may alter the annual allocations over the next five year may include:

Changing demographics – The County’s demographics are changing as residents become older and more economically stratified, and as families with younger children tend to move out to metropolitan areas where higher wages and low housing costs are available.

Housing affordability – San Luis Obispo County is the third least affordable housing market in the nation. With limited remaining land development capacity and and abundance of natural beauty, the resulting pressure on prices leads to increased need for housing affordable to low- and moderate-income households, as well as affordable business development for neighborhood businesses.

Homelessness – Progress on the development of transitional housing and Housing First options as envisioned by the Ten-Year Plan to End Homelessness may affect the

implementation of the Consolidated Plan, as will shifts in the population and demographics of those who are homeless in our county.

Based on input from the public, citizen groups, cities, service providers, supporters of affordable housing, and units of local government, the following list of propose strategies and priorities for the Consolidated Plan was prepared:

List of Strategies and Priorities

The priorities included in this Consolidated Plan are listed below:

Affordable Housing Strategy:

Priority #1: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.

HUD Goal: Promotes suitable living environments

Objectives: Allocate about \$4.9 million in a combination of HOME and CDBG (\$4.3 in HOME and \$500,000 in CDBG) funds to benefit 120 low- and moderate-income households

- Performance Measures

Objective: Decent Housing

Outcome: Affordability

Indicator: 120 low- and moderate-income households

Priority #2: Increase first-time home ownership opportunities for low- and moderate-income households.

HUD Goal: Promotes suitable living environments

Objectives: Allocate about \$750,000 in HOME and CDBG funds to benefit 20 low-income households.

- Performance Measures

Objective: Decent Housing

Outcome: Affordability

Indicator: 120 low- and moderate-income households

Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

HUD Goal: Promotes suitable living environments

Objectives: Allocate \$500,000 in CDBG funds to benefit 60 households.

- Performance Measures

Objective: Decent Housing
Outcome: Sustainability
Indicator: 60 households

Addressing Homelessness:

Priority #1: Provide needed emergency shelter facilities and related services.

HUD Goal: Support Decent Housing

Objectives: Provide \$1.3 million in CDBG funds, plus \$452,000 in ESG funds to benefit 4,000 unduplicated extremely low- and very-low income persons.

- Performance Measures

Objective: Suitable Living Environment

Outcome: Availability/accessibility

Indicator: 4,000 unduplicated extremely low- and very-low income persons.

Priority #2: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

HUD Goal: Support Decent Housing

Objectives: Provide \$675,000 in HOME funds to benefit 450 low-income households.

Performance Measures

Objective: Decent Housing

Outcome: Affordability

Indicator: provide housing for 450 low-income households

Economic Development Strategy:

Priority #1: Provide business technical assistance to enable small businesses to create and/or retain jobs.

HUD Goal: Promote Economic Opportunity

Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

- Performance Measures

Objective: Economic Opportunity

Outcome: Sustainability

Indicator: create 25 jobs

Priority #2: Provide financial assistance to existing small businesses for expansion and to start-up businesses.

HUD Goal: Promote Economic Opportunity

Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

- Performance Measures
Objective: Economic Opportunity
Outcome: Sustainability
Indicator: create 25 jobs

Public Facilities Strategy:

Priority #1: Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons.

HUD Goal: Promotes suitable living environments

Objectives: Provide \$5.3 million in CDBG funds to benefit 100,000 persons.

- Performance Measures
Objective: Suitable Living Environment
Outcome: Availability/Accessibility
Indicator: Benefit 100,000 persons

Public Services Strategy:

Priority #1: Assist low- and moderate-income persons that cannot afford necessary public services.

HUD Goal: Promotes suitable living environments

Objectives: Provide \$535,000 in CDBG funds to benefit 10,000 unduplicated persons.

- Performance Measures
Objective: Suitable Living Environment
Outcome: Availability/Accessibility
Indicator: benefit 10,000 unduplicated persons

20. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

San Luis Obispo County has three geographical areas defined by their climate zones and major industries. They are the North County, South County, and the Coastal Area. In the North and South County areas, the major industry is agriculture, with wineries, ranching and row crops. Along the coast, tourism is the major industry. Many people are also in government work (government agencies, colleges, the state prison, the state mental hospital, etc.). The major population centers are along the Hwy 101 corridor and along the coast.

The following table compares the County's population base with those of the state and the nation. San Luis Obispo County's ethnic mix is similar to that of the nation's population base, except that fewer Blacks live in the County. California's ethnic mix is unlike the national or countywide census bases, and reflects an urban population. The County is rural in nature.

Table SP – 10: Ethnic Mix of Local, State & National Population Bases (2008)

Ethnic Group	United States	California	San Luis Obispo Co.
Total Population	301,237,703	36,418,499	262,238
White	76.2%	63.8%	88.3%
Hispanic	15.1%	36.1%	18.8%
Black	13.1%	7.0%	1.9%
Asian	4.9%	13.5%	4.1%
American Indian	1.5%	1.7%	2.1%
Hawaiian/Islander	0.3%	0.6%	0.2%
Total*	111.1%*	122.7%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – ACS Demographic & Housing Estimates – 2006-2008

The County's population base is gradually becoming more diverse. Between 1990 and 2000, the ethnic minority groups grew to provide a larger portion of the County's total population. The White portion of the population base decreased from 81.2% in 1990 to 76.1% in 2000.

Table SP – 11: Ethnic Mix of Local Population Base - 1990 to 2008

Ethnic Group	1990 County Population	2008 County Population
Total Population	217,162	262,238
White	81.2%	88.3%
Hispanic	13.3%	18.8%
Black	2.0%	1.9%
Asian	2.7%	4.1%
American Indian	0.8%	2.1%
Hawaiian/Islander	0.1%	0.2%
Total*	100.1%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – ACS Demographic & Housing Estimates – 2006-2008

The cities and communities near the agricultural lands of north and South County tend to have an ethnic mix in which 30% to 40% or more of the residents are of a minority group. This includes Paso Robles, Nipomo, San Miguel, Oceano, and Shandon. The demographic information from three of these communities is shown below:

Paso Robles*

64.2% -	15,600	White
27.7% -	6,735	Hispanic
4.1% -	1,005	Black
2.6% -	643	Asian
2.5% -	604	Native American
0.3% -	81	Hawaiian/Pacific Islander
101.4% -	24,668	Total

Nipomo*

60.6% -	7,653	White
34.5% -	4,362	Hispanic
2.7% -	336	Asian
2.6% -	333	Native American
0.9% -	116	Black
0.3% -	44	Hawaiian/Pacific Islander
101.6% -	12,844	Total

Oceano*

48.9% -	3,548	White
44.6% -	3,240	Hispanic
3.2% -	233	Native American
3.1% -	225	Asian
1.6% -	114	Black

0.3% -	23	Hawaiian/Pacific Islander
101.7% -	7,383	Total

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Most of the County's large cities and small coastal communities tend to have an ethnic mix in which 80% or more of the population is white. This group includes San Luis Obispo, Arroyo Grande, Atascadero, Templeton, Cambria, Morro Bay, Pismo Beach, Los Osos and Cayucos. The demographic information from two of these communities is shown below:

City of San Luis Obispo*	78.7% -	34,756	White
	11.7% -	5,147	Hispanic
	6.5% -	2,855	Asian
	1.9% -	853	Black
	1.5% -	683	Native American
	0.4% -	157	Hawaiian/Pacific Islander
	100.7% -	44,451	Total (includes individuals of mixed race)

Cambria*	82.7% -	5,153	White
	14.0% -	874	Hispanic
	1.8% -	114	Native American
	1.7% -	104	Asian
	0.5% -	34	Black
	0.4% -	24	Hawaiian/Pacific Islander
	101.1% -	6,303	Total (includes individuals of mixed race)

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Table SP – 12: Racial/Ethnic Concentrations of San Luis Obispo County

Geographic Area	Tract	Persons	White	Black	Asian	Indian	Other	Hispanic
Rural Nacimiento Area	100	6,803	80.6	1.0	0.3	1.0	4.0	13.1
Paso Robles- West	101	8,787	56.6	1.0	2.4	1.5	3.2	35.3
Paso Robles – East	102	16,936	69.4	2.7	0.5	2.2	2.8	22.4
Rural – Northeast County	103	7,967	80.2	0.3	0.3	0.5	3.5	15.2
Cambria	104	6,247	82.1	0.1	0.1	0.1	3.2	14.4
N. Morro Bay & Cayucos	105	8,174	85.5	1.0	1.3	0.2	2.5	9.5
Morro Bay	106	5,418	84.4	0.3	0.7	1.2	2.0	11.4
Los Osos/Baywood Park	107	14,154	83.3	0.6	6.0	0.2	1.9	8.0
Rural – North Coast	108	2,566	75.3	0	0.9	0.2	0.6	23
N. San Luis Obispo & Cal Poly	109	9,575	74.2	1.2	9.8	0.3	3.4	11.1
San Luis Obispo	110	8,269	82.6	0.5	5.1	0	2	9.8
San Luis Obispo	111	11,097	75.7	1.5	2.8	0.4	4.5	15.1
San Luis Obispo	112	7,355	80.6	1.0	5.0	0	4.7	8.7
San Luis Obispo	113	6,667	77.0	1.7	5.1	1.0	2.6	12.6
California Men’s Colony area	114	18	100.0	0	0	0	0	0
Rural - N&E of San Luis Obispo	115	12,905	55.9	15.3	2.1	0.6	1.1	25
Avila Beach & N. San Luis Bay	116	3,908	92.3	0	0.6	0.1	2.0	5.0
Pismo Beach	117	8,525	87.2	1.2	2.5	0.4	1.5	7.2
Arroyo Grande	118	6,590	87.0	0.2	2.3	1.0	2.1	7.4
Arroyo Grande	119	10,130	79.9	0.2	3.3	0.5	2.6	13.5
Grover Beach	120	7,020	69.7	0.8	4.4	0.8	2.4	21.9
Grover Beach	121	6,080	67.6	0.6	3.2	1.7	3.9	23.0
Oceano	122	7,124	48.1	1.0	2.1	0.3	3.3	45.2
Rural – South County	123	10,837	82.2	0.4	2.7	0.4	2.0	12.3
Nipomo	124	12,654	60.4	0.4	1.6	0.7	2.3	34.6
Atascadero – East	125	13,502	82.2	0.7	1.6	0.4	3.1	12.0
Atascadero – West	126	7,561	86.7	0.6	1.6	0.4	2.2	8.5
Atascadero – Rural	127.2	6,174	86.1	0.1	0.6	1.5	2.0	9.7
Atascadero – Rural	127.3	4,387	82.6	0.2	1.2	0.9	1.9	13.2
Templeton	127.4	7,836	88.2	0.7	0.6	0.2	2.6	7.7
Atascadero State Hospital area	128	1,415	50.8	27.9	3.3	0.7	0.4	16.9
Total San Luis Obispo County		246,681	77.2	2.0	2.4	0.6	2.5	15.3

Source: U.S. Census Data 2000 based on special data collected for HUD purposes

It is noteworthy that three areas are concentrations of both minorities and low-income persons: tract 101 (west Paso Robles), tract 121 (west Grover Beach), and tract 122 (Oceano).

Table SP – 13: Concentration of Low and Moderate-Income Persons by Census Tract

Geographic Area	Tract	Total Persons	Low/mod Per	Percent Low/Mod
Rural Nacimiento Area	100	6,877	2,832	41.2
San Miguel	100.3	1,405	788	56.1
Paso Robles- West	101	7,979	5,179	64.9
Paso Robles – East	102	15,248	6,318	41.4
Rural – Northeast County	103	6,694	2,289	34.2
Shandon	103.5	979	584	59.7
Cambria	104	6,216	2,041	32.8
N. Morro Bay & Cayucos	105	2,872	1,050	36.6
Los Osos/Baywood Park	107	14,082	5,318	37.7
Rural – North Coast	108	2,541	834	32.8
N. San Luis Obispo & Cal Poly	109	5,929	4,706	79.4
San Luis Obispo	110	7,806	3,448	44.2
San Luis Obispo	111	10,736	6,148	57.3
San Luis Obispo	112	7,043	3,310	47.0
San Luis Obispo	113	6,325	2,765	43.7
Rural-N&E of San Luis Obispo	115	4,414	1,396	31.6
Avila Beach & N. San Luis Bay	116	3,877	800	20.6
Arroyo Grande	118	6,356	1,749	27.5
Arroyo Grande	119	9,445	4,336	45.9
Grover Beach	120	6,909	3,304	47.8
Grover Beach	121	5,970	3,053	51.1
Oceano	122	7,188	4,002	56.3
Rural – South County	123	10,712	3,529	32.9
Nipomo	124	12,586	4,882	38.8
Atascadero – East	125	13,320	5,737	43.0
Atascadero – West	126	7,523	2,444	32.5
Atascadero – Rural	127.2	3,914	759	19.4
Templeton	127.4	4,809	1,500	31.2
Paso Robles- West	101	7,979	5,179	64.9
Paso Robles – East	102	15,248	6,318	41.4
Rural – Northeast County	103	6,694	2,289	34.2
Total San Luis Obispo County		198,350	84,313	41.9

Source: U.S. Department of Housing and Urban Development 2000 Census Data applicable only for HUD sponsored grant funding programs. Table does not include 100% of the county population.

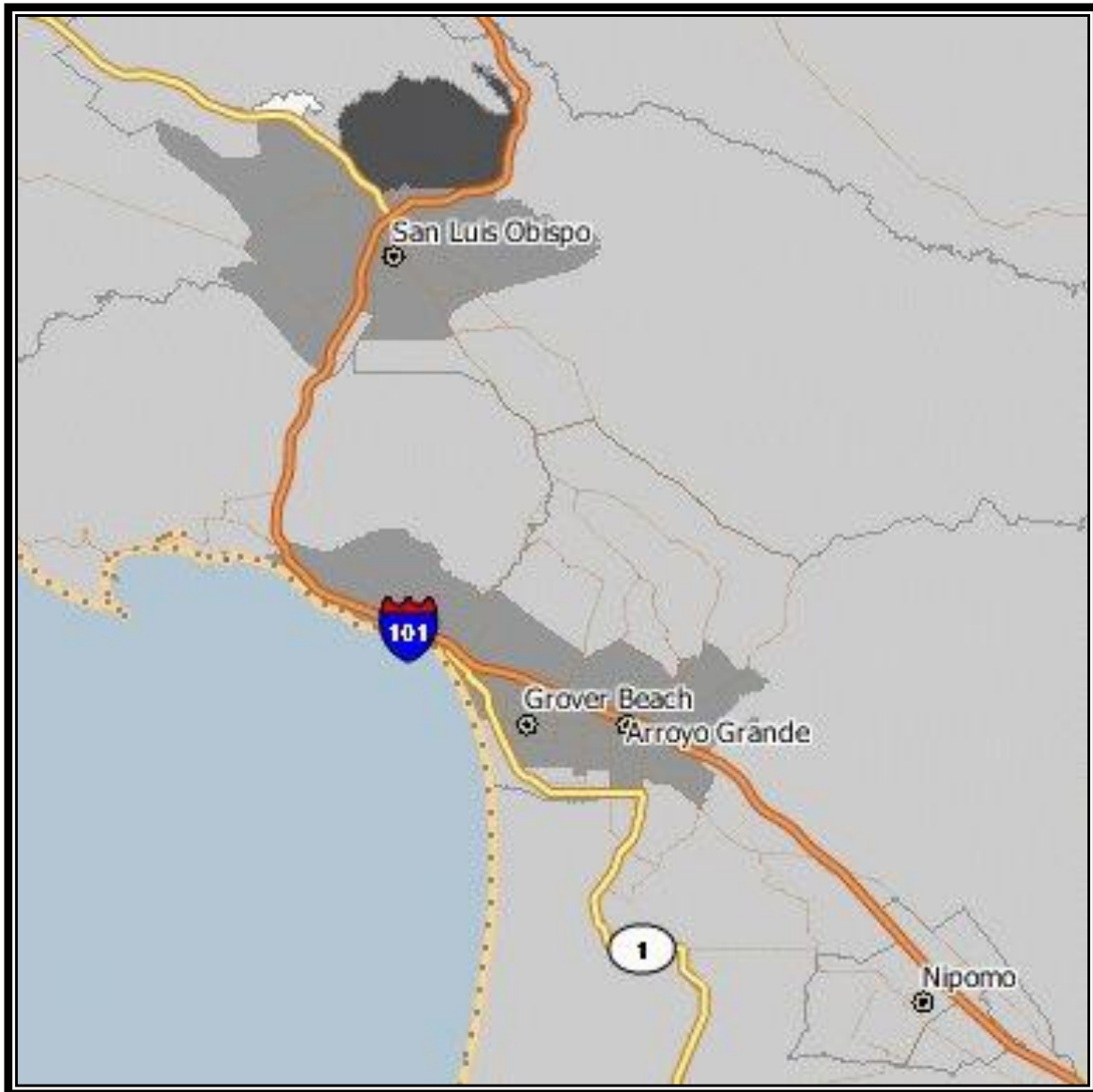


Hispanic Population - San Luis Obispo to Nipomo

No color	= 0% to 6.20%
Light grey	= 6.21% to 14.96%
Medium grey	= 14.97% to 34.28%
Dark grey	= 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Hispanic populations are in urban communities of Oceano (south of Grover Beach) and in Nipomo. Also in the farm areas around Oceano, Nipomo, and San Luis Obispo.



Asian Population - San Luis Obispo to Nipomo

No color	= 0% to 0.36%
Light grey	= 0.37% to 2.68%
Medium grey	= 2.69% to 7.65%
Dark grey	= 7.66% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Asian populations are in urban communities of San Luis Obispo, Grover Beach and Arroyo Grande. Highest density is in northern San Luis Obispo, by Cal Poly college.



Hispanic Population - Paso Robles to Atascadero

Light grey = 6.21% to 14.96%

Medium grey = 14.97% to 34.28%

Dark grey = 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The largest Hispanic population is in the older part of Paso Robles (west side). There are also large concentrations in the rural areas east of Paso Robles and further west of Atascadero.



Asian Population - Paso Robles to Atascadero

Light grey = 0.37% to 2.68%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north county area in a low density.



Hispanic Population - Los Osos to Cambria

No color = 0% to 10.52%

Light grey = 10.53 to 21.94%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Hispanic populations occur in low densities in the urban coastal communities of Los Osos and Morro Bay/Cayucos. The Hispanic populations occur in a modest density throughout the rural coastal area and in Cambria (Cambria is unmarked, but on the northwest corner of the map).



Asian Population - Los Osos to Cambria

Light grey = 0.37% to 2.68%

Medium grey = 2.69% to 7.65%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north coastal area in a low density, with a modest concentration located on the east side of Los Osos.

21. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

There are no Neighborhood Revitalization Strategy Areas or local target areas in the Urban County

22. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The Urban County considers many factors in assigning priorities for projects. Utilizing data from multiple sources, the Urban County is able to assess need levels and weigh various options. The Urban County strives to create a balance so that limited funds are able to have an impact across the sectors of the needs population.

Input from various sources (residents, community stakeholders, service providers, participating city and county staff, and elected officials) help the Urban County establish the priority for expanding program funds based on a number of criteria, including the previously identified evaluation criteria in this section. Each participating jurisdiction must weigh and balance the input from different groups to establish funding priorities for each given action plan and help meet the local needs and attain long-term goals for the lower-income households in the Urban County.

CDBG Program

The Urban County of San Luis Obispo distributes CDBG funds to participating jurisdictions using the HUD formula for distributing CDBG funds on the national level. The demographic based formula uses Census data for population, poverty, overcrowding housing numbers to calculate the distribution of entitlement funds to the participating jurisdictions. The current list of participating jurisdictions of the Urban County include the cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles, San Luis Obispo, and the County of San Luis Obispo.

The participating jurisdictions then allocated federal entitlement funding to projects consistent with national objectives established by congress in CDBG, HOME and ESG enabling legislation. Thereafter, the proposed activity within each project must also be determined as eligible under the particular funding source.

Each jurisdiction selects the projects for funding based on the priorities and needs to address a particular unmet need in the community to include in the action plan approval by the County of San Luis Obispo and HUD.

HOME Program

The County of San Luis Obispo allocates the award of HOME program funds. The award of HOME funds has reached every participating jurisdiction of the Urban County mostly through the award of funds for the development of new affordable housing units. However, the majority of HOME funds have gone to the larger participating cities of the Urban County, being the cities of San Luis Obispo, Atascadero and Paso Robles, and to projects in the unincorporated areas where there was a high demand for affordable housing. The County has little control over the submittal of HOME funding project applications. In recent years, several applications in the smaller cities of Arroyo Grande and Grover Beach were funded and matched with local redevelopment set-aside funds for affordable housing.

The County will continue to support affordable housing projects in the participating areas for the geographical distribution of funds and help meet local affordable housing needs.

ESG Program

Concerning the ESG program, the County of San Luis Obispo also allocates the award of these program funds. However, the Homeless Services Coalition of San Luis Obispo, a coalition of emergency shelter providers eligible for the award of ESG funds, provide the County with a mutually agreed upon funding recommendation for the award of these funds. The mutually agreed upon funding allocation of ESG funds established by these eligible agencies, that include the Community Action partnership of San Luis Obispo County, the El Camino Homeless Shelter, the North County Women's Shelter and Resource Center, and the Women's Shelter Program of San Luis Obispo County, is presented to the County Board of Supervisors.

23. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

There are no Neighborhood Revitalization Strategy Areas or local target areas in the Urban County

24. Identify any obstacles to meeting underserved needs.

As previously addressed, the primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents.

The Urban County is at a serious disadvantage in removing or eliminating obstacles to meeting underserved needs due to the continually shrinking amount of CDBG funds available to the Urban County in recent years and the area's high cost of living expenses. With the very serious decline in CDBG funding, it has become more and more difficult to fund those programs that have provided much needed services over the years. Sufficient funding is not available to fund new activities addressing underserved needs. Nevertheless, the Urban County continues to urge its non-profit organizations to secure other sources of funds and can provide assistance to these agencies in grant writing and fund raising efforts.

Specific Objectives 91.215 (a) (4)

25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated placing a check in the following boxes.

<input checked="" type="checkbox"/> Objective Category: Decent Housing	<input checked="" type="checkbox"/> Objective Category: Suitable Living Environment	<input checked="" type="checkbox"/> Objective Category: Expand Economic Opportunities
Which includes:	Which includes:	Which includes:
<input checked="" type="checkbox"/> Assisting homeless persons obtain affordable housing	<input type="checkbox"/> Improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/> Job creation and retention
<input checked="" type="checkbox"/> Assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> Eliminating blighted influences and the deterioration of property and facilities	<input checked="" type="checkbox"/> Establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> Retaining the affordable housing stock	<input checked="" type="checkbox"/> Increasing the access to quality public and private facilities	<input checked="" type="checkbox"/> The provision of public services concerned with employment
<input checked="" type="checkbox"/> Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence | <input type="checkbox"/> Restoring and preserving properties of special historic, architectural, or aesthetic value | <input type="checkbox"/> Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices |
| <input checked="" type="checkbox"/> Provide affordable housing that is accessible to job opportunities | <input type="checkbox"/> Conserving energy resources and use of renewable energy sources | <input type="checkbox"/> Access to capital and credit for development activities that promote the long-term economic social viability of the community |

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CHAPTER V: HOUSING



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Priority Housing Needs 91.215 (b)

26. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

28. Identify any obstacles to meeting underserved needs.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

30. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

31. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

32. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

Public Housing Strategy 91.215 (c)

33. *Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).*
34. *Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*
35. *Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*
36. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
37. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

Priority Housing Needs 91.215 (b)

26. *Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

As discussed throughout this document, HUD requires jurisdictions to assign a “priority need level” to funding priorities and activities. HUD defines **priority need levels** as follows:

HIGH PRIORITY - Activities to address needs that will be funded during the Five-year period.

MEDIUM PRIORITY - If funds are available, activities to address needs that may be funded during the Five-year period.

LOW PRIORITY - Activities that will not be funded to address needs during the five-year Period.

NO SUCH NEED - No need or data shows that this need is already substantially addressed.

The housing needs analysis contained in the Housing and Homeless Needs chapter of this Consolidated Plan reveals that San Luis Obispo County has a severe shortage of affordable housing. Due to the high cost housing market, a majority of area renters and homeowners face one or more housing problems. Consequently, the County has established the following priority needs for the extremely low, very low and low-income families/households.

Table 2A on the following page outlines the priority housing needs and activities for the 2010-2015 Consolidated Plan period.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0 – 30%	H	1,465
		31 – 50%	H	1,654
		51 – 80%	M	1,731
	Large Related	0 – 30%	H	410
		31 – 50%	H	480
		51 – 80%	M	639
	Elderly	0 – 30%	H	982
		31 – 50%	H	840
		51 – 80%	M	505
	All Other	0 – 30%	H	3,906
		31 – 50%	H	2,250
		51 – 80%	M	1,759
Owner	Small Related	0 – 30%	H	589
		31 – 50%	H	679
		51 – 80%	M	1,665
	Large Related	0 – 30%	H	130
		31 – 50%	H	255
		51 – 80%	M	680
	Elderly	0 – 30%	H	1,319
		31 – 50%	H	1,240
		51 – 80%	M	1,070
	All Other	0 – 30%	H	490
		31 – 50%	H	335
		51 – 80%	M	598
Non-Homeless Special Needs	Elderly	0 – 80%	H	2,940
	Frail Elderly	0 – 80%	H	1,240
	Severe Mental Illness	0 – 80%	M	2,400
	Physical Disability	0 – 80%	H	1,266
	Developmental Disability	0 – 80%	H	4,000
	Alcohol/Drug Abuse	0 – 80%	H	128
	HIV/AIDS	0 – 80%	H	200
	Victims of Domestic Violence	0 – 80%	H	340

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	30	6	6	6	6	6
31 - 50% of MFI	60	12	12	12	12	12
51 - 80% of MFI	30	6	6	6	6	6
Owners						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50 of MFI	10	2	2	2	2	2
51 - 80% of MFI	10	2	2	2	2	2
Homeless*						
Individuals	Unknown					
Families	Unknown					
Non-Homeless Special Needs						
Elderly	0	0	0	0	0	0
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	0	0	0	0	0	0
Physical Disability	112	23	23	22	22	22
Developmental Disability	112	23	23	22	22	22
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	113	23	23	23	22	22
Victims of Domestic Violence	113	23	23	23	22	22
Total	590	120	120	118	116	116
Total Section 215						
215 Renter	570	116	116	114	112	112
215 Owner	20	4	4	4	4	4

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	10	0	0	10	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	0	0	0	0	0	0
HOME						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	110	22	22	22	22	22
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	450	90	90	90	90	90
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	60	12	12	12	12	12
Homeownership assistance	20	4	4	4	4	4
HOPWA						
Rental assistance	0	0	0	0	0	0
Short term rent/mortgage utility payments	0	0	0	0	0	0
Facility based housing development	0	0	0	0	0	0
Facility based housing operations	0	0	0	0	0	0
Supportive services	0	0	0	0	0	0
Other						

27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Based on the survey results, citizen workshops, consultation with service and housing providers, economic development specialists, staff from various jurisdictions, the following priorities were established for the Urban County of San Luis Obispo.

Affordable Housing

HIGH Priority

- Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.

Housing costs in San Luis Obispo County are one of the least affordable in the nation. Coupled with wages below state averages and a high demand for housing, homeownership and affordability is a burden for many households. This is especially true of very low- and low-income renters who experience a higher burden for housing costs. Year after year, public comments received during the months of public workshops and hearings bring this need to the top of the list of needs.

Affordable and accessible housing is in short supply especially for special needs populations. Support for the new construction, acquisition or rehabilitation of long-term affordable housing available to the very low- and low-income and special needs population was prominent. Housing options for homeless persons through the 10-Year Plan to End Homelessness and the “housing first” concept brought the homeless situation to the forefront of the County’s agenda. Although a new homeless shelter is needed and is too a high priority, future funding application requests to house the homeless will receive a high priority. Other factors determine the funding of a project, most notable the project’s feasibility and timeline for expenditure of funds, to name a couple.

MEDIUM Priority

- Increase first-time home ownership opportunities for low- and moderate-income households.

In recent years, The County has assisted numerous first-time home purchasers move into their new home. With recent housing market conditions and favorable interest rates, some lower income households have been able to attain the American Dream. However, due to the higher housing costs in the County, heavy subsidies are needed to help bridge the gap to affordability. The County uses both HOME funds and California CalHome funds for most home purchases.

Although not identified as a High priority, the program is successful in moving new homeowners into their homes to provide safe, decent and affordable housing.

MEDIUM Priority

- Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

In recent years, over 95% of the housing rehabilitation has involved mobile homes. Many of the projects assist senior or low-income households improve their living environment by the removal of architectural barriers, rehabilitation of bathrooms, placement of new roofs, and weatherization projects.

Like the first-time homebuyer program, the public did not specifically identify this housing repair program as a “High” priority, but the accessibility and the improved quality of live for senior or disabled residents demonstrates a demand for the minor home repair program

HIGH Priority

- Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

Assisting special needs populations received much attention during the preparation of the Consolidated Plan. This was due in part to the growing demand for housing and services to homeless person. The need to construct a new homeless shelter and the approval of the 10-Year Plan to End Homelessness brought support for homeless needs in the County.

The lack of a detoxification facility in the County received growing attention and now has the opportunity for funding with a High priority if an application is submitted and the project is feasible for acquisition and/or construction.

As discussed, the San Luis Obispo County is one of the most expensive housing markets in the country. A large number of area residents experience housing hardships. Additionally, the housing needs analysis reveals that all categories of low-income renters face housing problems. In recognition of this fact, the County has assigned “High” priority to rental units for all categories of housing. Other housing priorities did not receive the “High” priority designation as rental households experience a higher burden of housing costs

28. Identify any obstacles to meeting underserved needs.

Without question, the largest impediments to addressing these needs are the cost of housing production coupled with the limited availability of funds.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

The table on the following page outlines the specific housing priorities and accomplishment goals that the Urban County of San Luis Obispo plans to achieve through projects supported during the term of the Consolidated Plan.

Table H – 1: Housing Priorities and Accomplishment Goals

Activity	Accomplishment Units	Housing Objective	Goal	Source of Funds
Increase rental housing	10-Housing Units	DH-2	120	HOME, CDBG, Other Federal, State, Grantee, Local
Increase homeownership	10-Housing Units	DH-2	20	HOME, State
Rehab, Single and Multi-unit Residential	10-Housing Units	DH-1	60	HOME, CDBG, Other Federal, State, Grantee, Local
Short Term Rent (TBRA)	01-People	DH-1	450	HOME

30. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Federal Funds

CDBG Funds

The Community Development Block Grant (CDBG) Program is able to provide local jurisdictions with federal funds to improve communities by providing decent housing, a suitable living environment, and expand economic opportunities, all principally for persons of low and moderate-income. Under the program, participating jurisdictions can provide neighborhood revitalization, economic development opportunities, provision of public facilities and services, prevent and eliminate slums and blight, and housing assistance to the low/moderate-income households.

The Urban County of San Luis Obispo's allocation of CDBG funds to the participating jurisdiction via a formula that mimics the HUD formula for the distribution of CDBG funds at the national level. Each participating jurisdictions of the Urban County controls the award of their respective funds for submittal to the County of San Luis Obispo for approval in the action plan and submittal to HUD.

HOME Investment Partnership Act (HOME) Program

As the grantee and lead agency for the administration of the HOME funds, the County Board of Supervisors controls the allocation of HOME funds in the Urban County of San Luis Obispo.

The County of San Luis Obispo awards HOME funds to projects located within the boundaries of the participating jurisdictions or in the unincorporated areas of the County. Support for affordable housing projects begins with eligibility of the project, support by the local jurisdiction, local funding match from the local jurisdiction, need of

affordable housing in the jurisdiction, agency capacity, and leveraging of other funds.

U.S. Department of Agriculture

The USDA's Housing and Community Facilities Programs (HCFP) works with a wide variety of public and nonprofit organizations to provide housing options to rural communities. Organizations eligible to apply for HCFP funds include local and state governmental entities; nonprofit groups, such as community development organizations; associations, private corporations, and cooperatives operating on a not-for-profit basis; and Federally recognized Native American groups

San Luis Obispo County is still designated by the USDA as a rural community and is thus eligible for HCFP funds for single family and multi-family housing projects.

Low-Income Housing Tax Credit (LIHTC) Program

The LIHTC Program provides a major source of equity for the construction and rehabilitation of low-income housing. This subsidy is allocated through the State of California on a competitive basis. Developers in the County may apply for LIHTC in projects that the County will be supporting. It is difficult to know the exact amount of LIHTC that will be available in the next five years.

State Funds

CalHOME Funds

In recent years, the County of San Luis Obispo has been successful in obtaining CalHOME funds provided by the State of California for the First Time Homebuyer Program. The County is able to lend qualified households part of the Downpayment for a home in the County. The amount the County will loan is based on the amount of the first mortgage for which the applicant qualifies. The buyer must contribute towards the downpayment

Local funds

San Luis Obispo County Housing Trust Fund

The San Luis Obispo County Housing Trust Fund (HTF) is a private nonprofit corporation that was created to increase the supply of affordable housing in San Luis Obispo County for very low, low and moderate-income households, including households with special needs. Rather than build or operate housing directly, the HTF provides financing and technical assistance to help private developers, nonprofit corporations and government agencies produce and preserve homes that working families, seniors on fixed incomes and persons with disabilities can afford to rent or buy.

Inclusionary Housing Programs

Both the City and County of San Luis Obispo adopted an inclusionary housing program designed to expand the number and type of dwellings affordable to households.

The programs require most new residential and commercial development to contribute to affordable housing, either by constructing affordable housing with the project or by paying an “in-lieu” fee to the jurisdiction’s Affordable Housing Fund to help affordable housing development.

Both programs provide affordable housing incentives to developer for providing on-site affordable housing. If the developer chooses not to construct on-site, a fee is paid by the housing developer in-lieu of providing/creating affordable housing.

Redevelopment Agencies

The cities of Arroyo Grande, Atascadero, Grover Beach, and Paso Robles have established redevelopment authorities in their communities. A certain percentage of the tax revenue from that redevelopment authority will be allocated to affordable housing. The amount of funds collected for affordable housing is not known as the collection is based on property values.

Several HOME supported affordable housing projects received matching funds from the local redevelopment agency, which is usually comprised of the city’s city council.

Private Sources

HOME and CDBG supported affordable housing projects have received funding from private sources. Due to its very nature, the exact amounts of such funding in the future cannot be known. However, the County will continue working cooperatively with the private sector to obtain additional resources for affordable housing in the Urban County.

31. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Activities labeled as “High” priorities in the Consolidated Plan are those that will receive funding assuming level funding of the Urban County’s formula grant over the next five years. However, this does not guarantee that a project with a “High” priority designation will be ready to receive and spend the funds in a timely manner. In addition, the project may not be ready, thus it would not be feasible to allocate funds to a project that does not move forward toward completion.

The Urban County will assess the need of the community to help reduce the affordable housing gap using poverty figures, overcrowding data, the condition of the existing housing stock, the availability of buildable land and finances.

32. If the jurisdiction intends to use HOME funds for tenant-based rental assistance (TBRA), specify local market conditions that led to the choice of that option.

The San Luis Obispo Housing Consortium is a group of non-profit providers of affordable housing to special needs clients in the county that provides housing via the TBRA program. The assistance from the Consortium will assist household who are homeless or about to be homeless. Temporary rental assistance is utilized as a bridge for clients that are able to become financially independent after the end of the term and/or until their name comes up on the Housing Choice Voucher waiting list.

This program has been crucial to housing persons coming from the streets, homeless shelter, domestic violence shelters, and group homes. The project requires the clients to be case managed by one of the participating consortium members that allows for ongoing assistance with their individual needs to ensure that housing is maintained and other services are included or accessed as necessary.

The County of San Luis Obispo is supportive of providing safe, decent and affordable housing to extremely low, very-low and low-income special needs households, especially during the current economic downturn where local homelessness has recently increased

Public Housing Strategy 91.215 (c)

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

The Housing Authority of the City of San Luis Obispo (HASLO) is committed to building and maintaining desirable, affordable housing for residents in San Luis Obispo County through forthright leadership, innovative partnerships, and expansion of new resources. HASLO seeks to improve the quality of life for its employees, residents and the community by providing employment opportunities, education, training and ethical, professional service.

HASLO will maximize the number of existing affordable housing units available to extremely-low, low- and moderate-income families by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Reducing the time to renovate public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertaking measures to ensure access to affordable housing among families assisted by HASLO, regardless of unit size required
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies

HASLO will **increase** the number of affordable housing units available to extremely-low, low- and moderate-income families by:

- Applying for additional Section 8 units should they become available
- Leveraging affordable housing resources in the community through the creation of mixed finance housing
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance

34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

Ongoing efforts by HASLO to rehabilitate the Anderson Hotel, a mixed-use four story hotel where the top three floors are operated by HASLO, for the benefit of very low and low-income persons in the City of San Luis Obispo has been slow. Funding for window replacements is an on-going effort to fully fund the project, and the repair of the elevator in recent years has improved access for all tenants. Additional rehabilitation efforts include the routine maintenance work and rehabilitation of individual units when vacant.

In 2009y, HASLO received \$349,058 in Public Housing Capital Fund Stimulus Recovery Act for the modernization and rehabilitation of public housing. The funds may be used for the development, financing and modernization of public housing developments and for management improvements. HASLO is working to develop the rehabilitation plan and schedule that will include the specific affordable housing complexes/units for rehabilitation.

35. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

HASLO offers a variety of programs and activities that help improve the living environment for low- and moderate-income families living in public housing. HASLO has the following programs for their tenants:

Family Self-Sufficiency (FSS) Program

The mission of the Family Self-Sufficiency Program is to assist motivated individuals and families to become economically independent and self-sufficient by working together to overcome barriers, build self-esteem, and establish and attain goals.

The Family Self-Sufficiency Program (FSS) is a voluntary program for participants in Section 8/Housing Choice Voucher and Public Housing/Conventional Housing programs. Its purpose is to assist families receiving HUD Section 8 rental assistance or living in Public Housing to improve their economic situation and reduce their dependence on public assistance. FSS is for those people who are unemployed, or are already employed and want to increase their income, who are willing to commit to changing their lives. As FSS participants succeed in raising their family income, the portion of their monthly income contributed toward their Section 8 or Public Housing rent payment also increases. HUD regulations allow a percentage of their rent increase to be deposited into an interest bearing escrow account. If the family meets its goals within five years and “graduates” from welfare assistance for a period of twelve months, they will receive the funds in this account.

Participating families are required to sign a five-year contract of Participation with the Housing Authority of the City of San Luis Obispo (a two-year extension may be granted in some cases). In the contract, an Individual Training and Services Plan outlines the employment goals, education or job training needed, and services provided for completion of the contract. FSS staff will work with the household to identify and locate the services they need in order to accomplish their goals.

The Learning Center

HASLO’s Learning Center is an educational facility that encompasses three programs that are devoted to meet the needs of Housing Authority residents – The Learning Center’s Computer Lab, Tutoring Program and The Children’s Work Incentive Program.

The Learning Center opened its doors in May 1999 and was created to accommodate the needs of residents in Public Housing and residents who are benefited by the Family Self Sufficiency program (FSS). FSS is a voluntary program, designed to assist families in achieving economic independence and self-sufficiency through education and job training. FSS embraces the families as a unit, to help facilitate the family’s plans toward the future.

The Learning Center’s mission is to provide expanded access to all services and facilities that enhance and promote education, drug deterrence, employment skills, provide a safe environment to overcome barriers, and a focus on productive use of time for youth and support of individual educational goals for families. The Learning Center has a computer lab, craft room, and tutor available.

The Children's Work Incentive Program (CWIP) was originally a joint effort between the HASLO, Cal Polytechnic State University at San Luis Obispo's Helping Hands and Student Community Services (SCS). CWIP is now working with Class and Community Connection Classes, Student Community Services, and other clubs on campus. CWIP was launched as a means to encourage pride in their homes, enhance self-esteem, and teach the children to work together as a group. Daily activities are led by a HASLO employee and are assisted by the student volunteers.

CWIP student volunteers work with the children who live in the housing complexes owned and managed by HASLO. This outdoor after-school program operates from 3:30 to 5:00 during the school year and 1:30 to 3:00/4:00 during the summer, Monday through Thursday. Daily site events include cleaning up around the housing complex and participating in fund outdoor games and activities. HASLO also has special events held on the weekends such as field trips to museums, parks, ice cream parlors, etc.

36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

HASLO encourages public housing residents to become more involved in management of their housing and to work toward acquiring ownership of the units, but with limited success. The authorities' Comprehensive Plans describe these efforts in more detail than is shown here.

With HUD assistance and encouragement from the Housing Authority of the City of Paso Robles, a resident organization was formed, and officers elected for the public housing units in Paso Robles. The purpose was to improve quality of life in these housing units through better communication with management.

In the City of San Luis Obispo, that housing authority initiated the Family Self-Sufficiency Program for Section 8 tenants and Public Housing tenants to work toward homeownership. The increment that monthly rent payments rise as income rises is deposited into an escrow account, and at the end of the five-year Section 8 contract, the resident may use those accumulated funds as a down payment for purchase of a home. This provides an incentive for residents to become better educated and obtain better income.

The Housing Authority of the City of San Luis Obispo also has encouraged residents to become organized to participate in the management of their housing. However, although some resident councils have formed in the past, the organizations have not

lasted. It may be that the small size of the projects has not provided a "critical mass" of residents.

37. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

HASLO is not designated as "troubled."



CHAPTER VI: HOMELESS ISSUES



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Priority Homeless Needs

**Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook*

38. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.
39. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.
40. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Homeless Strategy 91.215 (d)Homelessness

41. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process, which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless), make the transition to permanent housing and independent living.
42. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

Chronic Homelessness

43. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

44. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(l))

Homelessness Prevention

45. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Institutional Structure

46. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Discharge Coordination Policy

47. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Specific Objectives/Homeless 91.215

48. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.
Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

Priority Homeless Needs

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

38. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

The federal McKinney-Vento Homeless Assistance Act defines a person as homeless when that person lacks a fixed, regular, and adequate night-time residence, and has a primary night-time residence that is:

- a supervised publicly or privately operated shelter designed to provide temporary living accommodations,
- an institution that provides a temporary residence for individuals intended to be institutionalized, or
- a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Affordable housing, shelter and services for homeless persons have a High priority in the County of San Luis Obispo. There has been wide recognition over the past five years that a regional approach is needed to address the needs of the homeless. The 2009 Homeless Enumeration was conducted on the evening of January 27 and on January 28 from 7:00 am to 1:00 pm. On the evening of the January 27, counting teams went to shelters, hospitals, and other sites where homeless individuals were likely to be stationary through the next day. On the morning of January 28, teams were located at both specific sites and general areas throughout the county, in order to count homeless individuals who were more likely to be mobile. The 2009 Enumeration methodology was developed based on HUD's guidelines. On January 27, 2009, there were, at minimum, 3,829 persons living on the streets, creek beds, or accessing emergency, transitional, or permanent housing for the homeless in San Luis Obispo County.

39. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.

There is a High need for more shelter beds and efforts are underway to increase overnight shelters and services for the homeless. However, new shelter location decisions must be sensitive to avoid impacting any one area with too many shelters. Experience throughout the country has shown that a larger number of smaller shelters serve clients better than a fewer number of larger shelters. Large numbers of homeless

persons discharging into a community at one time are a deterrent to creating a balanced neighborhood.

Ongoing efforts to create new homeless shelters and services is demonstrated in the local commitment to replace the existing Maxine Lewis Memorial Shelter for the Homeless, located in the City of San Luis Obispo, with a new and larger shelter in the same city. A completed site analysis identified a County owned parcel next to the Department of Social Services and the project is entering the feasibility study and design stage. A second effort to improve homeless services and shelter in the City of Atascadero is by the El Camino Homeless Organization (ECHO). ECHO currently houses its shelter at a local church facility but a long-term location solution must be found for the continued efforts in the North County area. South County efforts to increase services to the homeless began in early 2010 with a \$1.5 million donation from the Klaproad Family Trust for South County homeless services. The donation spurred interest and efforts to identify the homeless needs specifically in the South County area. At this time, it is not known if a shelter will be developed, as the financing commitments are unknown.

It is not reasonable to expect the City of San Luis Obispo, with a population of roughly 46,000, to shoulder the burden of homelessness for a regional population of approximately 260,000. The County, in conjunction with the cities and a large stakeholder group, convened in 2008 to create the San Luis Obispo Countywide 10-Year Plan to End Homelessness (10-Year Plan). The 10-Year Plan provides a clear vision of steps necessary to help homeless or at-risk persons arrive to stable housing as productive members of the community. A central goal of the 10-Year Plan is to assist the county in stabilizing and sustaining critical services to people who are homeless and at-risk by enhancing interagency collaboration and increasing system wide efficiency in provision of services and utilization of resources. Four priorities and several implementing strategies based on each priority are incorporated in the 10 Year Plan. Priorities include:

- *Priority 1. Facilitating Access to Affordable Housing to Put an End to Homelessness.*
- *Priority 2. Stopping Homelessness Before it Starts through Prevention and Effective Intervention.*
- *Priority 3. Ending and Preventing Homelessness through Integrated, Comprehensive, Responsive Supportive Services.*
- *Priority 4. Coordinating a Solid Administrative & Financial Structure to Support Effective Plan Implementation.*

All seven cities as well as the County agreed in 2009 to endorse the 10-Year Plan to End Homelessness, to use the plan as a guide for future efforts, and agreed to designate a city council or Board member to serve as a representative in ongoing collaboration to address homelessness.

Due to the growing number of homeless persons and lack of sufficient shelter beds, the Urban County of San Luis Obispo views the need to provide overnight shelter and services as a High priority. This is also indicative the lack of affordable permanent housing, transitional housing and case management services as many of the homeless persons require ongoing care and/or access to affordable housing.

40. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Table 1A identifies 201 chronically homeless persons in San Luis Obispo County. However, according to the San Luis Obispo Countywide 10-Year Plan to End Homelessness, almost 10% of people who are homeless in the county are chronically homeless, having been continually homeless for a year or more or having had at least four episodes of homelessness in the past three years (based on the 2007 SLO County Continuum of Care Application, Exhibit 1). This extended homelessness is an indication of a breakdown in our systems of care, in that people are unable to get the assistance they need to end this unhealthy and dangerous living situation.

If 10 percent of the homeless population is chronically homeless, this means that based on the 2009 Homeless Enumeration study where there are 3,829 homeless persons in San Luis Obispo, 383 persons are chronically homeless. The number of chronically homeless is larger than the 320 shelter beds available through the combination of overnight shelter beds, transitional housing beds and permanent supportive housing beds.

Obviously, there is a gap in the number of beds for homeless persons throughout the County, let alone the needed number of shelter beds for chronically homeless. It is a High priority for the Urban County to address the needs of the homeless and chronically homeless in the county.

Homeless Strategy 91.215 (d)

Homelessness

41. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The countywide 10-Year Plan to End Homelessness (the “10-Year Plan”) is the primary document that addresses the county’s central vision for what needs to be done to assist homeless in becoming stably housed and the system, policy, and program changes necessary to arrive at the goal of ending homelessness. The Homeless Services Oversight Council (HSOC) is the homeless governing body in charge of implementing the 10-Year Plan and overseeing and coordinating the system of care. The HSOC has three subcommittees, including a housing, finance, and supportive services subcommittee. Goals for housing including: creation of regional housing assistance centers, development of a range of housing types (affordable housing, permanent supportive housing, transitional housing, and interim housing), short term and shallow subsidies, and services linked to all housing. Goals for services and prevention include: creation of regional human services campuses, networking of primary responders, streamlined paperwork and a single data system, streamlined access to benefits, promoting community participation and volunteering to support efforts to end homelessness, creation of medical respite beds, and performance mandates linked to Department budgets. A goal of the Finance subcommittee is to understand the most effective way to distribute public funds, and influence public agencies to allocate funding in this way.

In the first three years of implementation of the 10-Year Plan, the county plans to prioritize service to chronically homeless in the following ways: develop common standards for treatment of chronically homeless persons, create a communication system for providers to serve chronically homeless, create regional teams that focus on chronically homeless clients, develop an annual training focusing on serving people who are chronically homeless, identify funding for outreach workers, and fast track applications for SSI and SSDI for chronically homeless persons. The 10-Year Plan also recommends increasing the supply of interim housing in order to provide a supplement to permanent housing and creating more transitional housing to meet the needs of youth exiting foster care, victims of domestic violence, veterans, medically fragile and mentally ill, and those exiting from prison. Finally, the 10-Year Plan includes an action step to provide housing units without conditioning access to meeting threshold

behavioral criteria for those with alcohol, substance abuse, mental health, or personality disorders.

42. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The County will provide funding for rental assistance and case management services to extremely low and very low-income individuals and families at imminent risk of becoming homeless through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) grant through August 2012. This grant is funded by federal stimulus funds, and it is a 3-year grant.

Additionally, the County Department of Social Services provides several programs for extremely low-income persons. For example, cash aid and Welfare to Work services provided through Cal Works promotes self-sufficiency for families with children in need. Medi-Cal helps to pay for health and medical care for children and families, and for aged and disabled adults. From July 2009-January 2010, the Department of Social Services processed an average of 882 new Medi-Cal cases per month and continued an average of 10,358 on-going cases per month in the County. Social Services also provide food stamps and general assistance. The Food Stamp Program helps low-income households buy the food needed for good health. From July 2009-January 2010, an average of 829 new food stamp applications were processed per month and an average of 4,358 ongoing cases were processed. The General Assistance program is a cash-aid program to help needy individuals and families that are not eligible for help under any other program. From July 2009-January 2010, an average 168 new General Assistance cases were processed and an average of 216 ongoing cases were processed.

Chronic Homelessness

43. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

The County, as the lead agency for the annual Continuum of Care application, will continue to apply for new grant funding (when available) for permanent housing linked to case management services for chronically homeless individuals. Currently, the County is funded for two permanent housing projects through the Supportive Housing Program grant for persons with disabilities, including 12 chronically homeless beds

linked to supportive services. Additionally, the Homeless Services Oversight Council (HSOC) will oversee implementation of the 10-Year Plan to End Homelessness (the “10-Year Plan”). The 10-Year Plan includes a priority of ending and preventing homelessness through integrated, comprehensive, and responsive supportive services. This includes funding of outreach workers throughout the county to facilitate and encourage access to care for chronically homeless. Some of the specific action steps also include creating a single countywide data system (i.e. Homeless Management Information System) to support a coordinated system of care, creating an interactive system of communication that can be used by shelters and other programs, creating case management case conferencing teams in each of the geographic regions, and offering an annualized staff training series to cover best practices.

44. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(I))

The Homeless Services Oversight Council (HSOC) meets monthly to oversee implementation of the 10-Year Plan to End Homelessness. The HSOC is composed of government officials from every city and the County, as well as non-profit agencies (including housing providers and developers), medical providers, and members of the public. The HSOC also has three subcommittees to discuss coordination of funding, supportive services/prevention, and housing, including addressing the needs of chronically homeless individuals.

Some of the action steps discussed in the 10-Year Plan to End Homelessness to address chronic homelessness include: develop common standards for treatment of chronically homeless persons, create a communication system for providers to serve chronically homeless, create regional teams that focus on chronically homeless clients, develop an annual training focusing on serving people who are chronically homeless, identify funding for outreach workers, and fast track applications for SSI and SSDI for chronically homeless persons.

Homelessness Prevention

45. Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Please see above discussion on “Strategy for Helping Extremely Low and Low Income Individuals and Families at Imminent Risk of becoming Homeless.”

Institutional Structure***46. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.***

The County of San Luis Obispo will continue to act as the lead agency for the annual Continuum of Care application, which includes the Supportive Housing Program Grant. The County relies on non-profit agencies to provide transitional and supportive housing, as well as supportive services to homeless persons with Supportive Housing Program grant funds. Additionally, the County will continue to manage the ESG and CDBG programs, which provide homeless services and facilities through non-profit providers. Other County departments such as Social Services and Mental Health provide ongoing assistance to homeless persons, and these agencies are involved in 10-Year Plan implementation. The Homeless Services Oversight Council (HSOC) will meet monthly to discuss ways to implement the 10-Year Plan to End Homelessness countywide. The HSOC is comprised of public and non-profit entities, as well as members of the public, and it oversees ways in which the county can carry out its homelessness strategy.

Discharge Coordination Policy***47. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.***

Foster Care: Department of Social Services foster care social workers convene permanency team meetings with the court-dependent child, foster family and all relevant service providers to help ensure a smooth transition out of the foster care system.

Health Care: Although no formal protocol exists, hospital discharge planners and public and private case management and care providers collaborate through the Adult Services Policy Council to meet the needs of medically fragile homeless adults being discharged from local hospitals. Limited-time accommodations are available through motel

vouchers from a local non-profit, linked with nurse case management from Public Health.

Mental Health: Mental Health Services has a Psychiatric Health Facility Policy and Procedure Manual, specifically sections 2.18 (Criteria for Discharge), 2.19.1 (In-Patient Aftercare Plans), 4.00 (Treatment: General Considerations) and 4.14 (Referrals to Private Mental Health Practitioners). Mental Health Services uses a client-centered team approach to the utilization of community-based services, emphasizing the least restrictive environment and highest possible quality of life.

Corrections: Law enforcement entities have verbal agreements about discharge of inmates who will be homeless. State and Federal parolee re-entry is supported by a monthly orientation to community services including jobs, job training, housing, food, health care and mainstream benefits. Local jail discharge includes referrals for needed services.

Specific Objectives/Homeless 91.215

48. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

The following table outlines the specific homeless issues priorities and accomplishment goals that the Urban County of San Luis Obispo plans to achieve through projects supported during the term of the Consolidated Plan.

Table HI – 1: Homeless Issues Priorities and Accomplishment Goals

ACTIVITY	ACCOMPLISHMENT UNITS	HOUSING OBJECTIVE	GOAL	SOURCE OF FUNDS
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)				
Increase rental housing	10-Housing Units	DH-2	120	HOME, CDBG, Other Federal, State, Grantee, Local
Short Term Rent (TBRA)	01-People	DH-1	450	HOME
OUTCOME: Availability/Accessibility of Suitable Living Environment (SL-1)				
Emergency shelter facilities and related services	01-People	SL-1	4,000	CDBG, ESG, Other Federal State, Grantee, Local
Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons*	01-People	SL-1	100,000*	CDBG, Other Federal, State, Grantee, Local

* This priority falls under the Public Facility Strategy that includes the eligible activity of constructing a new homeless shelter with CDBG funds. The Urban County of San Luis Obispo anticipates the use of a substantial amount of CDBG funds, via a Section 108 loan, to construct a new homeless shelter in the City of San Luis Obispo to replace the existing Maxine Lewis Memorial Shelter for the Homeless. Presently the cost of constructing a new homeless shelter is unknown without a feasibility study. However, the Urban County anticipates using up to \$3 million in CDBG for the construction phase. The number of unduplicated persons served at the proposed homeless shelter is also unknown as the number of beds at the new facility has not been determined. As many as 200 beds could be housed at the proposed new facility.

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CHAPTER VII: NON-HOMELESS SPECIAL NEEDS



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Priority Non-Homeless Needs 91.215 (e)

49. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

50. Describe the basis for assigning the priority given to each category of priority needs.

51. Identify any obstacles to meeting underserved needs.

52. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

53. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

Specific Special Needs Objectives 91.215 (e)

54. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

55. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Priority Non-Homeless Needs 91.215 (e)

49. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

The non-homeless special needs populations in San Luis Obispo County have a wide range of service needs, including transitional housing, supportive housing, counseling, case management, transportation to health care facilities and employment, and more. Data and information used to determine priority supportive housing and supportive service needs of the non-homeless special needs populations in the County were derived from interviews, public workshops and special focus group sessions conducted with organizations and coalition of non-profit service providers that serve special needs populations.

Several priorities identified were common across the various subcategories of special need populations. For example, one priority need identified was more affordable and accessible housing. Another need recognized was supportive housing facilities with adequate case management components. Access to health care and employment opportunities were common priorities for all special needs populations. These populations need access to dental appointment, doctor appointments, employment centers, and job training and placement services.

Concerning the County's elderly and frail elderly populations, there is a strong need for supportive services allowing them to maintain independence on fixed incomes. An additional priority need is affordable, decent housing accessible to persons with disabilities, who often need to be located with proximity to public services, shopping, transit stops, employment or medical care.

50. Describe the basis for assigning the priority given to each category of priority needs.

The priorities for individual Non-Homeless Special Needs categories identified in this plan are derived from the input obtained from numerous outreach efforts, surveys, and consultations used to identify community needs and establish this Consolidated Plan's priorities. Prioritization also takes into consideration feasibility of projects, impact of the costs of larger projects on other priorities, the anticipated funding levels for the Consolidated Plan programs, and other sources of funding that may be available to address established needs.

A “Low” rating does not necessarily diminish the importance of these activities or indicate that there is no need for them in the County. Many activities that are assigned a “Low” priority in this plan are nevertheless important needs for the community or high priorities for other sources of funding. Some activities receive “Low” ratings if the funds that are potentially available under the Consolidated Plan programs would be insufficient to have a meaningful impact on these needs or adequately funding them would result in minimal output or outcome accomplishments relative to the amount of funds expended at the expense of other priority programs. The “Low” designations for several special needs housing activities are based on the limited availability of funds. Others receive a “Low” rating if there is less capacity within the local institutional structure for this plan to address those needs than is available through state agencies and other entities.

51. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs among these populations is limited funding to address identified priorities. The lack of available funds that has been discussed elsewhere in this plan severely limits the levels of accomplishment that are possible and in many cases forces difficult choices among worthy needs, leaving some unmet. In addition, the gap in what household can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved.

According to the National Association of Home Builders, San Luis Obispo County had the third least affordable housing market in the nation during the fourth quarter of 2009. With perhaps a limited supply of “affordable” housing countywide, the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is not sufficient to afford many of the lowest of the market-rate units without a Downpayment subsidy.

Intensifying the impact of limited availability funding is the current increase in local unemployment, increased homelessness and risk of homelessness, and the need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. Local cities throughout the County have even fewer resources available to address these issues, as local governments face reductions in general funds and non-federal revenues, thus increasing the pressure for support of such services from the County level.

52. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The following is a description of the assisted housing units in the county by size, number of vacant units, condition, and whether the units are at risk of being lost from the stock of assisted housing. Generally, the county does not include large numbers of assisted housing, since it has been a rural county (under HUD's programs) until 1994.

Public Housing

The Housing Authority of the City of San Luis Obispo reported that it had 448 units of conventional public housing. The sizes of those units vary in size from studios to five bedroom units. None of these units are at risk of being converted to non-assisted housing.

The Housing Authority of the City of Paso Robles reported nearly 200 conventional public housing units in a development called the Oak Park Apartments, none of which were vacant. All of these units were single-level and handicapped-accessible, except for the three-bedroom units, which were two-story. Improvements needed to meet section 504 requirements have been approved for funding through a Comprehensive Improvement Assistance Program.

Table NHSN-1 below lists other assisted housing units by size, identifies the type of assistance, any known vacancies, and whether they are at-risk of being lost as assisted (and therefore affordable) housing. Table NHSN - 1 will be updated as new assisted housing is provided.

The 2-1-1 Hotline Program identified over 600 agencies, programs and support groups in the health and human services database for San Luis Obispo County. Each year a printed directory is published and is available for use by social workers, therapists, clergy, doctors, teachers, public health nurses, human resources specialists, and others who need to find referrals for their clients, patients, employees, or congregants.

Table NHSN – 1: Assisted Housing Units

Project	Assisted Units	Assistance Type	Vacant	At-Risk
Hacienda del Norte 529 10 th Street Paso Robles, CA 93422 (805)238-5793	Total: 26 units Two-bedroom: 21 Three-bedroom: 5	HUD Section 221(d)(3)) Program for mortgage loan insurance, Section 8 Loan Management Set Aside for rent subsidies	0	Yes, after 10/21/97, but subject to right of first refusal for public & non-profit groups
Creston Garden Apts, 1255 Creston Road Paso Robles, Ca. 93446 (805)238-6445 Celia Lalut - Mgr.	Total: 52 units Two-bedroom: 51 Three-bedroom: 1	FmHA 515	0	No
Paso Robles Gardens 540 Sims Avenue Paso Robles, Ca. 93466 (805)293-0277	Total: 26 units Two-bedroom: 21 Three-bedroom: 5	FmHA 515	0	No
Los Robles Terrace, 2940 Spring Street #1 Paso Robles, Ca. 93446 (805)239-1081	Total: 40 units Studios: 10 One-bedroom: 30	HUD Section 202 for mortgage financing	0	No
River View Apts. 149 Olive Street Paso Robles, Ca. 93446 (805)238-7439	Total: 48 units One-bedroom: 16 Two-bedroom: 16 Three-- bedroom: 16	Farmers Home Administration (FmHA) Section 515 Program for mortgage financing	0	Yes, but only if owner enters project-based Section 8 contract or upon a finding that low income housing not needed
Rolling Hills Apts. 971 Las Tablas Road Templeton, Ca 93465. (805)434-1472 Debbie Mattice - Mgr..	Total: 53 units	FmHA Section 515 Program for mortgage financing	0	
Macadero Garden Apts. 10205 El Camino Real Atascadero, Ca. (805)466-0604	Total: 19 units	FmHA	0	

Atascadero Village, Atascadero	Total: 22	HUD 221(d)(4) for mortgage loan insurance, Section 8 for rental assistance	0	Yes, effective 2/16/02 (2002).
Dan Law Apts. 649 Branch Street San Luis Obispo, Ca. 93401 (805)597-5318 Anita Shower	Total: 7 units	HUD Section 236 Program for mortgage financing interest reduction, HUD Section 8 Loan Management Set Aside for rental subsidy	0	No
Parkwood Village Apts. 1045 Southwood Dr. San Luis Obispo, Ca 93401 (805)543-2992	Total: 34 units	SLO City sponsored multi-family housing revenue bonds	0	No
Judson Terrace Homes 3000 Augusta Street San Luis Obispo, Ca. 93401 (805)544-1600	Total: 107 units	HUD Section 202 Program for mortgage financing, Section 8 Rental Assistance (43 units)	0	Yes, effective 7/31/95, but the non-profit sponsor has no intention of terminating the Section 8 contract.
Monterey Arms Hotel, San Luis Obispo	Total: 68 units	HUD Section 8 Rental Assistance	0	Yes, beginning 9/97
Park Hotel Apartments 1820 Santa Barbara Street San Luis Obispo, Ca 93401 (805)544-6529	Total: 21 units		0	
Madonna Road Apts. 1550 Madonna Road San Luis Obispo, Ca. 93401 (805)544-1102	Total: 120 units		0	No
Pacific View 485 Main Street #5 Morro Bay, Ca. 93446 (805)772-8159	Total: 26 units		0	

Ocean View Manor 456 Elena Street #41 Morro Bay, Ca. 93442 (805)772-1921	Total: 39 units		0	
Sea Breeze Apts. 1251 Los Olivos, #A-1 Los Osos, Ca. 93402 (805)528-5407	Total: 28 units (all one- bedroom)	CDBG	0	No
South Bay Apts. 1351- Los Olivos, Los Osos, Ca. 93402 (805)528-5407	Total: 76 (all one- bedroom)	CDBG	0	No
Parkview Manor, 365 So. Elm Street Arroyo Grande, Ca. 93420 (805)489-5101	Total: 64 units	HUD	0	

53. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

The County plans to continue providing tenant-based rental assistance to assist special populations with funds from previous years. The Housing Needs section documented the high percentage of low-income renter households that are cost-burdened. There were an estimated 7,500 extremely low-income renters paying more than 50 percent of their incomes in rent in 2002. Among these were approximately 2,200 elderly renters who were cost-burdened. Since there is an extensive waiting list for Section 8 vouchers, the San Luis Obispo Housing Consortium in conjunction with HASLO will use vouchers that are similar to the Section 8 vouchers for households who meet the same income limits. Slots are designated for homeless individuals and families with special needs who have been referred by a participating non-profit organization.

Specific Special Needs Objectives 91.215 (e)

54. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

The populations indicated in Table 1B of the Strategy include elderly, frail elderly, those with severe mental illness, developmental disabilities, physical disabilities, persons with alcohol or other drug addictions, and persons with HIV/AIDS. The accomplishment goals are based on the Addressing Homelessness Strategy, Priority #2 - “Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.” The funding for this priority is identified as \$675,000 in HOME funds for the local Tenant Based Rental Assistance Program that provides affordable housing and services to persons with special needs.

The following table outlines eligible activities the Urban County anticipates will receive funding requests through the Tenant Based Rental Assistance Program (TBRA) and the specific accomplishment goals that the Urban County plans to achieve through the TBRA program during the term of the Consolidated Plan.

Table NHSN – 2: TBRA Accomplishment Goals

ACTIVITY	ACCOMPLISHMENT UNITS	MULTI YEAR GOAL	NON-HOMELESS POPULATION	SOURCE OF FUNDS
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)				
Short Term Rent (TBRA)	01-People	112	Developmentally Disabled	HOME
Short Term Rent (TBRA)	01-People	112	Physically Disabled	HOME
Short Term Rent (TBRA)	01-People	113	Persons with HIV/AIDS	HOME
Short Term Rent (TBRA)	01-People	113	Victims of Domestic Violence	HOME

55. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Funding amounts necessary to address the unmet needs for special needs subpopulations are staggering, estimated at \$17,109,900 (Table 1B). Obviously, the Urban County does not have the resources necessary to address all these needs. For the most part, the Urban County will utilize HUD grants, general revenue, and other funding sources to carry out activities addressing the needs of non-homeless populations to the extent possible.

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CHAPTER VIII: COMMUNITY DEVELOPMENT



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Priority Community Development Needs 91.215 (f)

56. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.
57. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.
58. Identify any obstacles to meeting underserved needs.

Specific Community Development Objectives

59. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

Community Development/Public Facilities Objectives**Community Development/Public Improvements Objectives****Community Development/Public Services Objectives****Community Development/Economic Development Objectives**

Neighborhood Revitalization Strategy Areas 91.215(g)

60. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

Barriers to Affordable Housing 91.215 (h)

61. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Institutional Structure 91.215 (k)

65. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

66. *Provide an assessment of the strengths and gaps in the delivery system.*
67. *Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(I))*

Coordination 91.215 (I)

68. *Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.*
69. *Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.*
70. *Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.*
71. *Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.*
72. *Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

Monitoring 91.230

73. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Housing Opportunities for People with AIDS (HOPWA)

Priority Community Development Needs 91.215 (f)

56. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

For the past nine years, Community Development Block Grant funding has decreased or remained virtually flat. The result of this downward trend is that funding in recent years for some public service program was cut back while cost increased, and while there were fewer funds available for housing and economic development activities.

The following tables indicate the Urban County of San Luis Obispo's priority non-housing Community Development needs for the 2010 – 2015 program years. The needs identified in the tables are all considered high as they are to be funded in the upcoming program years.

Public Services

The strategy associated with Public Services is aimed at achieving family self-sufficiency by assisting organizations in providing public supportive services for youth, seniors and low and moderate-income individuals. Services include recreational activities, community education, senior meals-on-wheels, senior health screenings, and health screenings with CDBG funds. During the next five years, the Urban County will continue to promote family self-sufficiency by aiding public supportive service activities.

Table CD – 1: Public Services

PUBLIC SERVICES			
Activity	Matrix Code	Accomplishment Type	Goal
Public Services (General)	05	01-People	Not Specified*
Senior Services	05A	01-People	Not Specified*
Youth Services	05D	01-People	Not Specified*
Substance Abuse Services	05F	01-People	Not Specified*
Battered and Abused	05G	01-People	Not Specified*
Health Services	05M	01-People	Not Specified*
Non-Profit Organization Capacity Building	19C	09-Organization	N/A
Planning	20	N/A	N/A
General Program Administration	21A	N/A	N/A

* Goals for individual goals not broken down by activity. Overall goal for the Public Services Strategy is to benefit 10,000 unduplicated persons during the 2010 – 2015 program years.

Public Facilities

The strategy associated with Public Facilities is aimed to assist communities and neighborhoods that consist primarily of low- and moderate-income persons who cannot afford the necessary public facilities and facilities that benefit income eligible persons and communities.

Over the course of the next five years, the Urban County anticipates using a considerable amount of CDBG funds for the construction of a new homeless shelter in the City of San Luis Obispo. Although still in the nascent planning stage, the need is evident and there is both community and political support for the proposed project. It is also anticipated that CDBG funds will be used to make street and sidewalk improvements primarily for the benefit of persons with disabilities and comply with the Americans with Disabilities Act (ADA). There are still many neighborhoods in the cities and especially in unincorporated areas of the county without sidewalks. Street improvements will primarily help eliminate slums and blight within redevelopment areas of the participating cities.

Public facility improvements to predominately low and moderate-income communities also take on a priority in funding. The predominately low and moderate-income communities in the Urban County consist of Oceano, San Miguel and Shandon. All three communities are in the unincorporated areas of the Urban County. Drainage and flooding issues in Oceano, and street improvements in San Miguel are potential projects that, if feasible and shovel ready, could be funded in the next five years. The unincorporated community of Los Osos, although not predominately low- and moderate-income, does have a large number of income eligible households that could benefit from CDBG funds. The construction of a community-wide sewer will occur within the next five years that will place a financial burden on these households. Specifically with financial assistance to ease the financial burden of the cost associated

with the installation of sewer laterals, there households could see some aid to limited income resources and allow these households to retain their homes.

A couple of new needs for public facilities were identified during the Consolidated Plan process. The first new need is the assist mobile home parks, assuming the park meets the area wide benefit test, with the installation of new infrastructure needs or rehabilitate the existing aging infrastructure on park grounds. This will assist income eligible trailer owners retain their home as mobile home parks are a good source of affordable housing in San Luis Obispo County. The second need is to acquire a property to establish a detoxification facility in San Luis Obispo County. Currently, individuals seeking detox assistance must leave the county for these services.

Table CD – 2: Public Facilities

PUBLIC FACILITIES			
Activity	Matrix Code	Accomplishment Type	Goal
Public Facilities and Improvements (General)	03	01-People/11-Public Facilities	Not Specified*
Homeless Facilities (not operating costs)	03C	11-Public Facilities	Not Specified*
Parks, Recreational Facilities	03F	11-Public Facilities	Not Specified*
Flood Drainage Improvements	03I	11-Public Facilities	Not Specified*
Water/Sewer Improvements	03J	11-Public Facilities	Not Specified*
Street Improvements	03K	11-Public Facilities	Not Specified*
Sidewalks	03L	11-Public Facilities	Not Specified*
Health Facilities	03P	11-Public Facilities	Not Specified*

* Goals for individual goals not broken down by activity. Overall goal for the Public Facilities Strategy is to benefit 100,000 persons during the 2010 – 2015 program years.

Economic Development

The primary objectives associated with economic Development initiatives are to provide assistance to retain for-profit micro-enterprises and help create jobs for low- and moderate-income persons.

Economic development activities will continue to emphasize the creation and retention of jobs within the County. These jobs are created through the loan guarantee program administered by the Economic Vitality Corporation (EVC) that assists new businesses and assist existing business expand while creating new jobs. Technical assistance to existing and new businesses (micro-enterprises) is also an important activity to help create new jobs for income eligible persons. This is expected to be accomplished through the Mission Community Services Corporation and the U.C. Merced Small Business Development Center.

Table CD – 3: Economic Development

ECONOMIC DEVELOPMENT			
Activity	Matrix Code	Accomplishment Type	Goal
ED Direct Financial Assistance for For-	18A	13-Jobs	25

Profits			
ED Technical Assistance	18B	13-Jobs	25
Micro-Enterprise Assistance	18C	13-Jobs	Goal is cumulative with Technical Assistance activity

* There are two priorities under the Economic Development Strategy. Each priority is to create 25 jobs during the 2010 – 2015 program years.

Throughout the course of the public review and comment periods for the development of the Consolidated Plan, staff noted multiple CDBG eligible projects that could be funded during the next five years. The following priorities are not in any particular order nor does the order signify priority over other listed eligible activities. The list is not mutually exclusive as the Urban County's needs could change over the course of the next five years. Funding for the listed eligible projects is not a guarantee as all funding requests must go through evaluations and feasibility review, meet a specific Urban County needs and have public support.

Below is a complete list of non-housing Community Development needs and priorities for the 2010 – 2015 program years.

Public Services

- Public Services (General)
 - Homelessness
 - Adult Foster Care youth
 - Illiterate adults
 - Food Bank/Food pantries
 - Developmentally disabled persons
 - Persons with health problems
 - Services for special needs population
- Senior Services
- Youth Services
- Substance Abuse Services
 - Detox services
- Battered and Abused Spouses
- Health Services

Public Facilities/Public Improvements

- Acquisition of Real Property
- Public Facilities and Improvements (General)
 - Homeless Facilities (not operating costs)
 - Parks, Recreational Facilities
 - Flood/Drainage Improvements
 - Water/Sewer Improvements (sewer laterals in Los Osos)
 - Street Improvements
 - Sidewalks(Architectural barrier removal)

- Health Facilities (detox center and others)
- Infrastructure improvements in mobile home parks
- Code enforcement
- Façade improvements
- Removal of slums and blight

Economic Development

- Technical assistance to micro-enterprises or persons who wish to start a business
- Business workshops for micro-enterprises or persons who wish to start a business
- Loan guarantees for micro-enterprises

Additional Priorities (non Community Development Needs)

Although this section deals with non-housing needs, the Urban County also establishes priority funding for the following eligible activities:

Housing

- Homeownership Assistance
- Rental Housing Subsidies
- Construction of Housing
- Direct Homeownership Assistance
- Rehabilitation
 - Rehab; single-unit residential
 - Rehab; Multi-unit residential
 - Public housing Modernization
 - Acquisition for Rehabilitation

Planning and Administration

- HOME Admin/Planning Costs for Participating Jurisdictions
- CDBG Non-profit Organization Capacity Building
- Planned Repayment of Section 108 Loan Principal
- Planning
- General Program Administration

57. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

Public facilities and Improvements

Homeless facility - Perhaps the largest need in the next five years is provide CDBG funds for the construction of a new homeless facility in the City of San Luis Obispo. Although it is not know how much longer the existing homeless shelter can continue to provide overnight accommodations, the participating jurisdictions of the Urban County anticipate using a Section 108 loans to help pay for the construction costs. This means that future CDBG entitlement funds must be obligated to pay off the loan.

Flood/Drainage Improvements, Sidewalks and street improvements – In many areas of the unincorporated county, drainage is a problem that manifests in flooding problems. Areas of concern are Oceano and San Miguel, both predominately low and moderate-income areas. In many parts of the Urban County, public sidewalks are lacking. Improving these areas is essential to attracting new residents and businesses and provides access to disabled persons and meeting the ADA laws. Street improvements are needed in certain areas of the Urban County. Areas within a redevelopment area (slums and blight) or predominately low/moderate-income area would be eligible and are quick to develop as “shovel ready” for timely expenditure requirements.

Acquisitions of Real Property – There are a number of needs in the Urban County that could be improved upon with the acquisition of real property. The acquisition of a facility for detox services is highly needed in the County of San Luis Obispo. Currently, persons in need of a detox services must travel to Santa Barbara County or to the San Francisco Bay area or Los Angeles. Acquisition for existing or for the construction of affordable housing is always desired to help meet the high need to make affordable housing accessible to income eligible households. San Luis Obispo County is currently the third less affordable place in the nation, so affordable housing is highly desired.

Parks, recreation facilities – The community of Nipomo identified the need of a neighborhood park located near a predominately low-income area. There is a need for such a facility, but additional eligibility issues must be clarified with the community and with HUD.

Water/Infrastructure Improvements in Los Osos ~~and mobile home parks~~ – As previously identified, the unincorporated community of Los Osos, although not predominately low- and moderate-income, does have a large number of income eligible households that could benefit from CDBG funds. The construction of a community-wide sewer will occur within the next five years that will place a financial burden on these households. Specifically with financial assistance to ease the financial burden of the cost associated

with the installation of sewer laterals, there households could see some aid to limited income resources and allow these households to retain their homes. ~~In addition, mobile home parks need assistance to rehabilitate aging and failing infrastructure at their sites. This will assist income eligible trailer owners retain their home as mobile home parks are a good source of affordable housing in San Luis Obispo County.~~

Infrastructure Improvements to Mobile Home Parks (unincorporated areas)

Mobile home parks need assistance to rehabilitate aging and failing infrastructure at their sites. Infrastructure improvements at mobile home parks meeting the area wide benefit criteria under the CDBG program requirements could be eligible for federal assistance. This will assist income eligible mobile home owners with limited financial resources retain their homes at mobile home parks. Mobile home parks are a good source of affordable housing stock in San Luis Obispo County.

Code Enforcement and Façade Improvements – These efforts, to eliminate slums and blighted conditions in redevelopment areas, represent a constant need to meet this objective in several participating jurisdictions of the Urban County. Ongoing efforts by redevelopment staff and code enforcement officers to eliminate the blighted conditions that include illegal signs, illegal disposal of vehicles and refuse, dilapidated buildings and overcrowded housing conditions, and business facades, represents a high priority to community leaders to improve the downtown area of their city.

Public Services

The largest public services need in the Urban County originates with the homeless population. Over 3,800 individuals are homeless with a limited number of beds available for shelter and this need represents the largest public services allocation of CDBG funds. Most funding for the operation of a homeless shelter is allocated to the Maxine Lewis Memorial Shelter for the Homeless. Other shelter receiving an allocation of CDBG funds include Transitional Food & Shelter's operation to house medically frail homeless persons in the North County area and the El Camino Homeless Organization's (ECHO) shelter in the City of Atascadero.

Additional public service funds are awarded to recreational activities for at-risk youth, illiterate persons, food pantries, health-screening opportunities for seniors and low-income women, and services for persons with a chemical dependency.

Economic Development

With the downturn in the national economy, the importance of providing business assistance took a high priority. Using Federal funds to support local business, provide

technical assistance to improve the output of micro-enterprises and create new jobs for low and moderate-income persons is ideal, as this is one of the few financial avenues available at the local level to help make a difference to this sector.

Table 2B - Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need (Optional)	\$ to Address Need (Optional)	5 Yr Goal Plan/Act (Optional)	Year Goal Plan/Act (Optional)	% Goal Completed (Optional)
Acquisition of Real Property	H					
Disposition	L					
Clearance and Demolition	L					
Clearance of Contaminated Sites	L					
Code Enforcement	M					
Public Facility (General)						
Senior Centers	M					
Handicapped Centers	L					
Homeless Facilities	H					
Youth Centers	M					
Neighborhood Facilities	M					
Child Care Centers	M					
Health Facilities	H					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	H					
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	M					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	L					
Infrastructure (General)						
Water/Sewer Improvements	H					
Street Improvements	H					
Sidewalks	H					
Solid Waste Disposal Improvements	H					
Flood Drainage Improvements	H					
<u>Infrastructure Improvements at mobile home parks</u>	<u>H</u>					
Other Infrastructure	M					
Public Services (General)						
Senior Services	H					
Handicapped Services	M					
Legal Services	L					
Youth Services	M					
Child Care Services	L					
Transportation Services	L					
Substance Abuse Services	H					
Employment/Training Services	M					
Health Services	M					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	M					

Tenant Landlord Counseling	L					
Economic Development (General)						
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	L					
C/I Building Acq/Const/Rehab	L					
Other C/I	L					
ED Assistance to For-Profit	H					
ED Technical Assistance	H					
Micro-enterprise Assistance	H					

In summary, the County's assessment of its priority community development needs serves as a strategic management tool to provide a broad framework and foundation to plan and direct community development activities for the purposes of the CDBG Program, in order to meet HUD's national objective of benefiting low- and moderate-income persons.

The assessment and determination of the priority community development needs relied heavily on community input. These priority community development needs are not intended to represent a complete and definitive assessment of the County's community development needs. However, what has been identified is a direct result of the input received from the community through the CDBG directed efforts (public hearings and surveys) and other available information.

The County is committed to outreach and maximizing community participation. The assessment of the community development needs is recognized as a continual, ongoing process to ensure priorities truly reflect the current critical needs of the community during the five-year Consolidated Plan period.

58. Identify any obstacles to meeting underserved needs.

As with all the priorities in the Consolidated Plan, the greatest threat to not meeting the Urban County needs is the reduction or loss of federal funding through the grant programs.

Specific Community Development Objectives

59. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

Table 2C – Summary of Specific Objectives
Grantee Name: County of San Luis Obispo

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households	CDBG,	2010	10-Housing Units	60		%
			2011				%
			2012				%
			2013				%
			2014				%
		MULTI-YEAR GOAL					%
DH 1.2	Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services	HOME	2010	10-Housing Units	450		%
			2011				%
			2012				%
			2013				%
			2014				%
		MULTI-YEAR GOAL					%
Affordability of Decent Housing (DH-2)							

	Increase availability of affordable and decent rental housing for low- and moderate-income persons and families	C D B G , H O M E	2010 2011 2012 2013 2014	10-Housing Units	120		% % % % %
			MULTI-YEAR GOAL				%
	Increase first-time home ownership opportunities for low- and moderate-income households	C D B G , H O M E	2010 2011 2012 2013 2014	10-Housing Units	20		% % % % %
			MULTI-YEAR GOAL				%
Sustainability of Decent Housing (DH-3)							
			2010 2011 2012 2013 2014				% % % % %
			MULTI-YEAR GOAL				%
Availability/Accessibility of Suitable Living Environment (SL-1)							
	Provide needed emergency shelter facilities and related services.	C D B G , E S G	2010 2011 2012 2013 2014	01-People	4,000		% % % % %
			MULTI-YEAR GOAL				%
	Assist communities and neighborhoods that consist	C D B G	2010 2011 2012 2013 2014	01-People	100,000		% % % % %

	primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons		MULTI-YEAR GOAL				%
	Assist low- and moderate-income persons that cannot afford necessary public services	C D B G	2010	01-People	10,000		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Affordability of Suitable Living Environment (SL-2)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Suitable Living Environment (SL-3)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

Neighborhood Revitalization Strategy Areas 91.215(g)

60. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

There are no Neighborhood Revitalization Strategy Areas on the County

Barriers to Affordable Housing 91.215 (h)

61. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Please refer to the Barriers to Affordable Housing section starting on page 104.

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Please refer to the Lead-based Paint section starting on page 45.

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

Many factors related to poverty are beyond the control of the local government, the Urban County is committed to addressing poverty issues and improving the welfare and economic status of its residents wherever possible. Most of the services described in the Five Year Strategy are services devoted primarily to helping those in poverty. Some, like homeless services, are basic elements of the “safety net” geared to those in most need. Others, like promotion of home ownership, job creation and education, are more fundamental to the long-term reduction of poverty in society. Throughout the strategy are recommendations and objectives that are central to the reduction of poverty. The Urban County can most effectively fight poverty over the long term by:

- Promoting Economic Development, especially job intensive industries
- Providing loan guarantees for the development of new jobs
- Building the tax base so that basic city and county services and “safety net” services can be provided to all
- Helping less affluent citizens purchase a home in a neighborhood where housing values are likely to increase
- Insuring that problem properties are reduced thereby preserving the value of neighborhood property
- Striving for better day care, pre-school, after-school and public education systems

In Program Years 2010 – 2015, the Urban County will undertake a number of initiatives that are consistent with the long-term approach to reducing poverty levels described above. The Urban County will continue to allocate funding to public service activities through the CDBG program. These activities include youth, elderly, community, homeless, health care, and education services, all of which benefit low and moderate-income persons and serve to improve the economic status of lower income residents. Other CDBG and HOME funded activities will assist lower income persons through such activities as home repair, homeownership, public facilities infrastructure, and an expanded senior/disabled person minor home repair program. All of these activities benefit lower income persons and serve to improve their economic status and well being. In addition, CDBG funds will be allocated for business development supported activities resulting in the creation or retention of jobs, a majority of which are or will be held by low and moderate-income persons.

64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Unfortunately, these efforts, backed by extremely limited funds, are unlikely to have significant impact on the total number of poverty level families in the Urban County. In 2008, the American Community Survey reported that 12 percent of people were in poverty in the county. Approximately 10 percent of related children under 18 were below the poverty level, compared with nearly 5 percent of people 65 years old and over. Six percent of all families and 17.7 percent of families with a female householder and no husband present had incomes below the poverty level.

Ultimately, with a county median household income of \$72,327 in 2008 compared to an SMSA median income of \$70,800, many families struggle to attain self-sufficiency. Nearly all Consolidated Plan funds are spent to benefit people who are clearly falling below the self-sufficiency standard. However, with limited funds, it is difficult to make significant measurable progress toward reducing poverty rates in the county by any standard.

Institutional Structure 91.215 (k)

65. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

The County of San Luis Obispo Department of Planning and Building will continue to act as the lead administrative agency for the Consolidated Plan programs and is responsible for the administration of federal funds for the housing, community and economic development programs that strengthen the Urban County and its neighborhoods. The Department of Planning and Building provides fiscal and regulatory oversight of all CDBG, HOME, and ESG as well as other federal and state grants for housing, economic, and community development.

The Urban County consists of a cooperative effort by participating cities in the county to improve the lives of the low and moderate-income persons in the County. The participating cities in the “urban county” subject to this Consolidated Plan include (from north to south) Paso Robles, Atascadero, San Luis Obispo, Grover Beach, and Arroyo Grande. The cities of Morro Bay and Pismo Beach chose not to join the urban county

during this period to enable applications for state CDBG and HOME funds. The cities collaborated with the County throughout the process of conducting citizen participation activities and preparing the plan. This city/county collaboration was achieved through designation of a staff person from each jurisdiction as a member of the Urban County Team.

66. Provide an assessment of the strengths and gaps in the delivery system.

The Urban County of San Luis Obispo prides itself on a long record of accomplishment of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the County Department of Planning and Building and the partner agencies and organizations that administer activities are strong.

In past years, Department of Planning and Building staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery. The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development and affordable housing projects. State funding has been drastically reduced during several years of fiscal challenges for the State of California. Private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years, and local government funds are extremely limited as local government's attempts to compensate for significant reductions in local aid from the state government and from the impact of a national economy in flux. Finally, as the Urban County's entitlement grants continue to shrink every year, despite increases in the cost of service delivery, it becomes more and more difficult to maintain existing levels of activity, nearly impossible to expand services and challenging to address major new initiatives.

The Urban County is attempting to address these gaps in the coming years by strongly encouraging partnerships among public service providers and by providing support and

67. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))

Economic development activities are primarily performed by the private sector. In cooperation with the Economic Vitality Corporation, a private, non-profit organization committed to the economic strength of San Luis Obispo County, all cities and the county

work with the EVC toward economic development services and business resources in the county. The EVC works with local lending institutions to provide business development financing to businesses in the County. Job creation and retention is the primary purpose of direct financing assistance to businesses. In addition to direct assistance, the EVC works closely with local jurisdictions and agencies to provide technical, financial and mentoring services to businesses.

A current effort with the EVC is to update the Economic Element of the County's General Plan. This will be a stand alone and upgraded Economic Element in the form of an Economic Development Strategic Plan that will enable ease in making changes when needed without the more rigorous procedure requirements for a General Plan amendment. Funding for the Strategic Plan is secured and consultant contract is executed. Additionally, the Urban County works with the EVC to provide loan guarantees and technical assistance through the EVC and additional efforts with the U.C. Merced Small Business Development Center and Mission Community Services Corporation.

The Workforce Investment Board of San Luis Obispo County (WIB) is an economic advisory, planning and policy board comprises of local leaders and businesses, government, education, labor, and education. Created under the Workforce Investments Act of 1998, Workforce Investment Boards were created nationwide to plan and oversee the use of federal, state and city funding in local economies. The City of San Luis Obispo and the County Department of Social Services, along with the California Employment Development Department and the Departments of Rehabilitation, and the Community Action Partnership of San Luis Obispo County work with the WIB to promote a skilled workforce at the local level.

Coordination 91.215 (I)

68. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.

The County of San Luis Obispo will implement the Consolidated Plan with the participating jurisdictions of the Urban County, and with the assistance of the local non-profit homeless services, affordable housing providers, city agencies and County Department of Social Service and Mental Health Department. This is a coordinated effort to help meet the needs of the respective clients eligible for benefits through the CDBG, HOME and ESG programs.

The Board of Supervisors, through the Department of Planning and Building, has the ultimate responsibility in assuring that the priority needs of the Consolidated Plan are

met. The Department provides the funding and technical assistance to the non-profit housing developers and service providers, and County agencies and authorities for projects that meet the needs documented in the Consolidated Plan.

The Department administers the County's community development and housing programs, and coordinates and cooperates with a number of other entities in the execution of these housing and development programs. These organizations and agencies include various county agencies, not-for-profit organizations, and service providers. These entities engage in a consultative process to obtain information and data on needs and priorities and to develop the Consolidated Plan. For example, Planning and Building staff asks the Public Health Department to provide data on the lead-based paint hazard. The Housing Authority of the City of San Luis Obispo routinely provides information on public housing in the course of meetings and discussions. The Department of Planning and Building, HASLO, the Community Action Partnership of San Luis Obispo County (CAPSLO), the Department of Social Services, People's Self-Help Housing Corporation (PSHHC), and other agencies meet regularly to discuss housing issues as they affect various programs and initiatives.

The Department of Planning and Building consulted with numerous organizations and entities formally or informally in the course of preparing this Consolidated Plan. Some of the organizations are listed below:

- The Housing Authority of the City of San Luis Obispo;
- Homeless and Special Needs Providers;
- Private housing developers and non-profit housing developers;
- County of San Luis Obispo Department of Social Services;
- County of San Luis Obispo Public Health Department;
- County of San Luis Obispo Adult Services;
- County of San Luis Obispo Department of Public Works
- County of San Luis Obispo General Services Division
- Nipomo Community Services District
- Oceano Community Services District
- Peoples' Self-Help Corporation
- Community Action Partnership of San Luis Obispo County;
- Economic Vitality Corporation;
- U.C. Merced Small Business Development Administration
- Local health providers
- Transitions Mental Health Association
- AIDS Support Network
- El Camino Homeless Organization
- Five Cities Homeless Coalition

69. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

During the next five years, the County Department of Planning and Building will continue to work with County and local agencies that provide services to the homeless. The County regularly meets with the County Department of Social Services, the Public Health Department, CAPSLO, ECHO, the Five Cities Homeless Coalition, Transitional Food & Shelter, PSHHC, HASLO, AIDS Support Network, the Women's Shelter Program of San Luis Obispo County, the North County Women's Shelter & Resource Center, and other homeless service providers to address the chronically homeless situation.

The Department of Planning and Building also took the lead in the coordination and development of the 10-Year Plan to End Homelessness and will continue in this responsibility and coordination effort. The countywide 10-Year Plan to End Homelessness (the "10-Year Plan") is the primary document that addresses the county's central vision for what needs to be done to assist homeless in becoming stably housed and the system, policy, and program changes necessary to arrive at the goal of ending homelessness. The Homeless Services Oversight Council (HSOC) is the homeless governing body in charge of implementing the 10-Year Plan and overseeing and coordinating the system of care. The HSOC has three subcommittees, including a housing, finance, and supportive services subcommittee. Goals for housing including: creation of regional housing assistance centers, development of a range of housing types (affordable housing, permanent supportive housing, transitional housing, and interim housing), short term and shallow subsidies, and services linked to all housing. Goals for services and prevention include: creation of regional human services campuses, networking of primary responders, streamlined paperwork and a single data system, streamlined access to benefits, promoting community participation and volunteering to support efforts to end homelessness, creation of medical respite beds, and performance mandates linked to Department budgets. A goal of the Finance subcommittee is to understand the most effective way to distribute public funds, and influence public agencies to allocate funding in this way.

70. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

The declining economy has continued to increase the demand for social service programs. Over the next five years, the County's Department of Social Services, Public Health Department and County Drug and Alcohol Services will continue to cooperate and coordinate with the State of California in order to ensure that qualified households

receive benefits from all available Federal and State funding sources that may include but is not limited to:

1. Welfare payments (CalWorks)
2. Medical insurance (MediCal)
3. Subsistence support (Food stamps)
4. Children's Health Insurance
5. Employment (Welfare-to-Work)
6. Seniors – (Adult Protection Services and In-Home Supportive Services)
7. General Relief (short term loans to people without children)

71. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

Please refer to number 67 in the previous section entitled "Institutional Structure."

72. Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The Department of Planning and Building works in coordination with the San Luis Obispo Council of Governments (SLOCOG) to address issues of mutual concern among local agencies within the San Luis Obispo Region. The agency serves as a forum for transportation planning and area wide issues, preparing regional plans and programs. SLOCOG serves as a regional transportation-planning agency for federal and state programs, and addresses other area wide issues as mutually desired.

SLOCOG is an association of local governments in the San Luis Obispo County Region. Its members include all seven cities (Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo) as well as unincorporated areas of San Luis Obispo County. The central purpose of SLOCOG is to examine common regional problems and suggest solutions. SLOCOG is to examine common regional problems and suggest solutions. SLOCOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SLOCOG plans regional public transit and other alternative methods of transportation. SLOCOG works in coordination with other regional agencies that include: San Luis Obispo Regional Transit Authority

(RTA), the Air Pollution Control District (APCD), and the California Department of Transportation (Caltrans).

With the recent approval of several of the cities' and County's housing element that addresses the region's housing needs, the County and SLOCOG worked together to address this issue. Inclusion in the housing elements is the discussion to accommodate future need of a variety of housing types and density for zoning purposes. The development of new housing should incorporate Strategic Growth principles consisting of more affordable housing near transportation, jobs, medial services, shopping, and recreation.

Monitoring 91.230

73. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The County conducts regular monitoring and evaluation of assisted activities being implemented by the County, its subrecipients and other organizations or individuals responsible for implementation of the approved activities. Each subrecipient city has designated a single point of contact with the County, and those individuals collectively comprise the "urban county team." The team meets quarterly to review status of the assisted activities and identify appropriate remedial actions for activities that are not proceeding as planned. The subrecipients are required to submit quarterly progress reports to the County, which are also reviewed to identify any problems that require some form of corrective measure. The quarterly reports outline the services they provided, the number of people served, race/gender, and income levels of the clients. On an annual basis, information is collected by all subrecipients and contractors for preparation of the County's annual grantee performance reports. The County anticipates that one result of these monitoring activities will be to initiate amendments to the applicable consolidated plan to reallocate funds away from activities that prove infeasible.

The County will monitor its own accomplishments towards meeting Consolidated Plan Priority goals by reporting on people, households, and businesses served and housing units completed. The information reported in the chart will show progress toward goal attainment, and the impact the programs are having in each Consolidated Plan priority area.

Citizens will have an opportunity to monitor all aspects of the Consolidated Plan through public hearings on the Annual Action plan and CAPER and upon request to staff.

We will ensure that program requirements are met by consulting with HUD staff, including our Community Planning and Development representative and the environmental officer, attending available training on program requirements including CDBG and HOME refreshers, Davis-Bacon, etc., using IDIS reports to ensure adherence to timeliness requirements, and keeping applicable guidelines and regulation available for reference.

Housing Opportunities for People with AIDS (HOPWA)

The County does not receive HOPWA funds directly from HUD.

Specific HOPWA Objectives

The County does not receive HOPWA funds directly from HUD.

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CHAPTER IX: OTHER NARRATIVES



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82. Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

As part of the Consolidated Plan requirement by HUD, the County must submit a certification that requires them to undertake fair housing planning as follows:

1. Complete an analysis of the impediments to fair housing (AI)
2. List actions to be taken to eliminate any identified impediments
3. Maintain fair housing records

With regard to the Analysis of Impediments to Fair Housing, the original AI was prepared by the County of San Luis Obispo in 1996, and updated in 2005. The County prepared an updated AI but it is in draft form (attached). In doing so, the County consulted with the local fair housing provider, as well as local property owners, housing providers, and interested parties, in an effort to gain input from a variety of groups involved in the County's housing market. Following is a list of parties consulted during the development of the AI update:

- Housing Authority of the City of San Luis Obispo
- California Rural Legal Assistance
- San Luis Obispo County Housing Trust Fund
- Workforce Housing Coalition
- San Luis Obispo Council of Governments

As part of the mandate to affirmatively further fair housing, the County will continue to take appropriate actions to overcome the effects of the impediments to fair housing choice as identified in its Analysis of Impediments to Fair Housing (AI) by providing County funding to the California Rural Legal Assistance.

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APPENDICES



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APPENDIX A: HUD TABLES

APPENDIX A: HUD TABLES

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	102	0	291
	Transitional Housing	57	0	368
	Permanent Supportive Housing	86	8	791
	Total	245	8	1450

Persons in Families with Children

Beds	Emergency Shelter	65	0	373
	Transitional Housing	38	0	1061
	Permanent Supportive Housing	2	0	1107
	Total	105	0	2541

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	28	10	635	673
1. Number of Persons in Families with Children	124	41	2117	2282
2. Number of Single Individuals and Persons in Households without children	49	28	1470	1547
(Add Lines Numbered 1 & 2 Total Persons)	173	69	3587	3829
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	7		194	201
b. Seriously Mentally Ill	34			
c. Chronic Substance Abuse	37			
d. Veterans	14			
e. Persons with HIV/AIDS	1			
f. Victims of Domestic Violence	8			
g. Unaccompanied Youth (Under 18)	0			

Optional Continuum of Care Homeless Housing Activity Chart:

Fundamental Components in CoC System - Housing Inventory Chart											
EMERGENCY SHELTER											
Provider	Facility	HMIS	Geo	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name		Code	A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow /Voucher
Current Inventory											
Community Action Partnership	Maxine Lewis Shelter	Y	69079	M		1	25	50	50	0	25
El Camino Homeless Org.	ECHO Shelter	N	69079	SMF		0	0	31	31	0	0
North County Women's Shelter	Women's Shelter	N	69079	SFFC	DV	8	30	0	30	0	0
Women's Shelter of SLO	Women's Shelter	N	69079	SFFC	DV	7	10	1	11	0	3
Transitional Food & Shelter	Transitional Food & Shelter	N	69079	SMF		0	0	20	20	0	2
SUBTOTAL						16	65	102	142	0	30
TRANSITIONAL HOUSING											
Provider	Facility	HMIS	Geo	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name		Code	A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
Family Care Network	THP+	N	69079	YMF		0	0	12	12		
North County Women's Shelter	Transitional Housing for Homeless	N	69079	SFFC	DV	7	20	0	20		
Transitions Mental Health	Transitional Housing for Homeless	Y	69079	SMF		0	0	18	18		
Transitions Mental Health	Congregate Housing	N	69079	SMF		0	0	13	13		
Transitions Mental Health	Adult Transitional Program	N	69079	SMF		0	0	12	12		
Women's Shelter of SLO	Women's Shelter	N	69079	SFFC	DV	2	18	2	20		
SUBTOTAL						9	38	57	95		
PERMANENT SUPPORTIVE HOUSING											
Provider	Facility	HMIS	Geo	Target Population		2009 Year-Round Units/Beds			2009 All Beds		
Name	Name		Code	A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
People's Self Help Housing	Villas at Higuera	N	69079	M		1	2	4	6		
Transitions Mental Health	Community Housing Prgm	N	69079	SMF		0	0	40	40		
Transitions Mental Health	MHSA Program	N	69079	SMF		0	0	30	30		
Transitions Mental Health	North County PH Housing with Supports	Y	69079	SMF		0	0	6	6		
Community Action Partnership	North County PH and Case Management	Y	69079	SMF		0	0	6	6		
SUBTOTAL						1	2	86	88		
Under Development											
Transitions Mental Health	North County PH Housing with Supports	Y	69079	SMF		0	0	4	4		
Community Action Partnership	North County PH and Case Management	Y	69079	SMF		0	0	4	4		
SUBTOTAL						0	0	8	8		

Optional Continuum of Care Homeless Housing Activity Chart Instructions

Column Name

Provider Name: Self-explanatory.

Facility Name: Self-explanatory.

HMIS: Enter one of the following three codes for each project concerning its participation in the Continuum of Care's HMIS.

C=Currently entering client data into the HMIS; P-Month/year (P-4/04) = Planned month/year that the program will begin entering client data into the HMIS; and N=the program currently does not plan to participate in the HMIS.

Geo Code: Indicate the Geographic Area Code (Geo Code) for the project. Where there is only one geographic code for the Continuum, check the box and indicate that code in the first project only. If the project is located in multiple jurisdictions, select the jurisdiction where the majority of the provider's inventory is located.

Target Population A: Select the code that best represents your project: **SM**= only Single Males (18 years and older); **SF**= only Single Females (18 years and older); **SMF**= only Single Males and Females (18 years and older with no children); **FC**= only Families with Children; **YM**= only unaccompanied Young Males (under 18 years); **YF**= only unaccompanied Young Females (under 18 years); **YMF**= only unaccompanied Young Males and Females (under 18 years); **M**= mixed populations. Only one code should be used per facility. If more than one group is served use the **M**=mixed populations code

Target Population B: Indicate whether the project serves these additional characteristics: **DV**= only Domestic Violence victims; **VET**= only Veterans, and **AIDS**= only persons with HIV/AIDS.

2004 Year-Round Units/Beds:

Family Units: Enter the number of units that the project set-aside for serving families.

Family Beds: Enter the number of beds that are contained in family units.

Individual Beds: Enter the number of beds serving individuals.

2004 All Beds (Emergency Shelters Only)

Emergency shelters are usually structures with year-round beds, but there are structures with seasonal beds that are made available to homeless persons during particularly high-demand seasons of the year, usually wintertime. In addition, projects may have overflow capacity that includes cots or mats in addition to permanent bed capacity that is not ordinarily available but can be marshaled when demand is especially great, for example, on the coldest nights of the year. Vouchers are to be identified under overflow beds. The total number of year-round, seasonal and overflow beds would provide a point-in-time snapshot of the housing inventory for homeless people at its highest point in the year.

Year-Round Beds: The number of family beds in (column “Family Beds”) **plus** the number of beds for individuals (column “Individual Beds”).

Seasonal Beds: The number of beds made available to individuals and families on a seasonal basis.

Overflow Beds: The number of beds, mats or spaces or vouchers that are made available on a very temporary basis.

Current Inventory: List all facilities and voucher programs that are currently operating.

Under Development: List all the projects that are fully funded but are not yet serving homeless people.

Optional Continuum of Care Homeless Service Activity Chart:

Using the format below, describe the fundamental service components of your Continuum of Care system currently in place, and any additional services being planned.

Fundamental Components in Continuum of Care System -- Service Activity Chart
<p>Component: <i>Prevention</i></p> <p><u>Services in place:</u> Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider.</p> <p><u>Services planned:</u></p> <p><u>How persons access/receive assistance:</u></p>
<p>Component: <i>Outreach</i></p> <p><u>Outreach in place:</u> (1) Please describe the outreach activities for homeless persons who are living on the streets in your Continuum of Care area and how they are connected to services and housing.</p> <p>(2) Describe the outreach activities that occur for other homeless persons.</p> <p><u>Outreach planned:</u> Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.</p>
<p>Component: <i>Supportive Services</i></p> <p><u>Services in place:</u> Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other.</p> <p><u>Services planned:</u></p> <p><u>How homeless persons access/receive assistance:</u></p>

Table 1B – Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	H	2,940	\$3,969,000	0	0
Frail Elderly	H	1,240	\$1,674,000	0	0
Severe Mental Illness	M	2,400	\$3,240,000	0	0
Developmentally Disabled	H	4,000	\$5,400,000	112	22
Physically Disabled	H	1,426	\$1,925,100	112	22
Persons w/ Alcohol/Other Drug Addictions	H	128	\$172,800	0	
Persons w/HIV/AIDS	H	200	\$270,000	113	23
Victims of Domestic Violence	H	340	\$459,000	113	23
Other					
TOTAL		12,674	\$17,109,900	450	90

Dollars to Address Unmet Need: Based on estimate cost for case management at approximately \$500/person and current rental one-bedroom market value estimated at roughly \$850/person for one year.

Goals: Goals are based on the number of people who will require any of the identified services. Although it is expected for some elderly, frail elder, persons with severe mental illness and persons with alcohol and other drug addictions to receive services via the program grant funds, the number of persons that will benefit are unknown at this time.

Elderly: Based on CHAS data' defined as one or two member households with either person 62 years old or older who are renters living at or below 80 percent of the AMI with a housing cost burden greater than 30 percent of their income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Frail Elderly: Based on CHAS data; defined as households who meet the definition of elderly, with an additional condition that limits substantially one or more basic physical activities, such as walking, lifting, carrying and/or a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around the house.

Developmentally Disabled: Based on data reported by Work Training Program, Inc., an agency addressing the needs of the developmentally disabled reports that at least 4,000 people of all ages in the county currently have mental retardation, cerebral palsy, autism or other developmental disabilities.

Physically Disabled: Based on CHAS data for households below 80 percent of the AMI with a housing costs burden greater than 30 percent of their income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Persons w/HIV/AIDS: Based on

Persons w/Alcohol/Drug Addictions: Based on the “Report and Plan for Addressing Detoxification Needs of Substance Users”, Fall 2007, by the San Luis Obispo County Health Agency’s Drug & Alcohol Services Division.

Victims of Domestic Violence: Based on local account by the Community Foundation of San Luis Obispo County for total number of shelters victims of domestic violence and those who are unsheltered homeless victims of domestic violence identified in the San Luis Obispo Countywide 10-Year Plan to End Homelessness.

Table 1C Summary of Specific Objectives
Grantee Name: County of San Luis Obispo

Availability/Accessibility of Decent Housing (DH-1)								
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1			2010					%
			2011					%
			2012					%
			2013					%
			2014					%
			MULTI-YEAR GOAL					%
Affordability of Decent Housing (DH-2)								
	Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.	H O M E O W N E R S	2010 2011 2012 2013 2014	Households	120			% % % % %
MULTI-YEAR GOAL								
	Increase first-time home ownership opportunities for low- and moderate-income households.	H O M E O W N E R S	2010 2011 2012 2013 2014	Homeowners	20			% % % % %
MULTI-YEAR GOAL								
	Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services	H O M E O W N E R S	2010 2011 2012 2013 2014	Households	450			% % % % %
MULTI-YEAR GOAL			450					

Sustainability of Decent Housing (DH-3)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Availability/Accessibility of Suitable Living Environment (SL-1)							
	Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.	C D B G	2010	Households	60		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		60		%
	Provide needed emergency shelter facilities and related services	C D B G a n d E S G	2010	Persons	4,000		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		4,000		%
	Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford	C D B G	2010	Facilities and Persons	25 facilities and 100,000 persons		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		25 facilities /100,000 persons		

	necessary public facilities and facilities that benefit income eligible persons.						
	Assist low- and moderate-income persons that cannot afford necessary public services	C D B G	2010 2011 2012 2013 2014	Persons	10,000		% % % % %
			MULTI-YEAR GOAL				%
Sustainability of Suitable Living Environment (SL-3)							
			2010 2011 2012 2013 2014				% % % % %
			MULTI-YEAR GOAL				%

Table 1C Summary of Specific Objectives
Grantee Name: County of San Luis Obispo

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	Provide business technical assistance to enable small businesses to create and/or retain jobs	CDBG	2010	Businesses/Jobs	Businesses/25 Jobs		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				
EO 1.2	Provide financial assistance to existing small businesses for expansion and to start-up businesses.	CDBG	2010	Businesses/Jobs	Businesses/25 Jobs		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				

Affordability of Economic Opportunity (EO-2)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Economic Opportunity (EO-3)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Neighborhood Revitalization (NR-1)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Other (O-1)							
			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0 – 30%	H	1,465
		31 – 50%	H	1,654
		51 – 80%	M	1,731
	Large Related	0 – 30%	H	410
		31 – 50%	H	480
		51 – 80%	M	639
	Elderly	0 – 30%	H	982
		31 – 50%	H	840
		51 – 80%	M	505
	All Other	0 – 30%	H	3,906
		31 – 50%	H	2,250
		51 – 80%	M	1,759
	Small Related	0 – 30%	H	589
		31 – 50%	H	679
		51 – 80%	M	1,665
Owner	Large Related	0 – 30%	H	130
		31 – 50%	H	255
		51 – 80%	M	680
	Elderly	0 – 30%	H	1,319
		31 – 50%	H	1,240
		51 – 80%	M	1,070
	All Other	0 – 30%	H	490
		31 – 50%	H	335
		51 – 80%	M	598
	Elderly	0 – 80%	H	2,940
Non-Homeless Special Needs	Frail Elderly	0 – 80%	H	1,240
	Severe Mental Illness	0 – 80%	M	2,400
	Physical Disability	0 – 80%	H	1,266
	Developmental Disability	0 – 80%	H	4,000
	Alcohol/Drug Abuse	0 – 80%	H	128
	HIV/AIDS	0 – 80%	H	200
	Victims of Domestic Violence	0 – 80%	H	340

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	30	6	6	6	6	6
31 - 50% of MFI	60	12	12	12	12	12
51 - 80% of MFI	30	6	6	6	6	6
Owners						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50 of MFI	10	2	2	2	2	2
51 - 80% of MFI	10	2	2	2	2	2
Homeless*						
Individuals	Unknown					
Families	Unknown					
Non-Homeless Special Needs						
Elderly	0	0	0	0	0	0
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	0	0	0	0	0	0
Physical Disability	112	23	23	22	22	22
Developmental Disability	112	23	23	22	22	22
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	113	23	23	23	22	22
Victims of Domestic Violence	113	23	23	23	22	22
Total	590	120	120	118	116	116
Total Section 215						
215 Renter	570	116	116	114	112	112
215 Owner	20	4	4	4	4	4

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	10	0	0	10	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	0	0	0	0	0	0
HOME						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	110	22	22	22	22	22
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	450	90	90	90	90	90
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	60	12	12	12	12	12
Homeownership assistance	20	4	4	4	4	4
HOPWA						
Rental assistance	0	0	0	0	0	0
Short term rent/mortgage utility payments	0	0	0	0	0	0
Facility based housing development	0	0	0	0	0	0
Facility based housing operations	0	0	0	0	0	0
Supportive services	0	0	0	0	0	0

Table 2B - Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need (Optional)	Dollars to Address Need (Optional)	5 Yr Goal Plan/Act (Optional)	Annual Goal Plan/Act (Optional)	% Goal Completed (Optional)
Acquisition of Real Property	M					
Disposition	L					
Clearance and Demolition	L					
Clearance of Contaminated Sites	L					
Code Enforcement	M					
Public Facility (General)						
Senior Centers	M					
Handicapped Centers	L					
Homeless Facilities	H					
Youth Centers	M					
Neighborhood Facilities	M					
Child Care Centers	M					
Health Facilities	M					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	M					
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	M					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	L					
Infrastructure (General)						
Water/Sewer Improvements	M					
Street Improvements	H					
Sidewalks	H					
Solid Waste Disposal Improvements	L					
Flood Drainage Improvements	M					
Other Infrastructure	M					
Public Services (General)						
Senior Services	H					
Handicapped Services	M					
Legal Services	L					
Youth Services	M					
Child Care Services	L					
Transportation Services	L					
Substance Abuse Services	H					
Employment/Training Services	M					
Health Services	M					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	M					
Tenant Landlord Counseling	L					
Other Services	L					
Economic Development (General)						
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	L					
C/I Building Acq/Const/Rehab	L					

ED Assistance to For-Profit	M					
ED Technical Assistance	M					
Micro-enterprise Assistance	M					

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



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SECTION 1: Executive Summary

1.1 Who Conducted the “AI” and Who Participated

This Analysis of Impediments to Fair Housing Choice (“AI”) has been prepared by the San Luis Obispo County Department of Planning and Building in cooperation with the cities of San Luis Obispo, Paso Robles, Arroyo Grande, Atascadero and Grover Beach. The County prepared the original AI in 1996 and the subsequent revisions in 2005 and 2010.

San Luis Obispo County is an entitlement jurisdiction with the U.S. Department of Housing and Urban Development (“HUD”). Each year the County receives and administers funding from HUD. The County allocates a portion of the funds to the cities that participate in the funding programs. These cities are: San Luis Obispo, Paso Robles, Arroyo Grande, Atascadero and Grover Beach.

1.2 Purpose

When Congress passed the Housing and Community Development Act of 1974, HUD instructed each agency that receives federal housing funds to “affirmatively further fair housing.” HUD requires each entitlement jurisdiction to complete an Analysis of Impediments to Fair Housing Choice. The Analysis shall identify impediments to fair housing choice; take appropriate actions to overcome impediments; and maintain records which reflect the analysis and actions in this regard.

The AI is intended to be the foundation for fair housing planning. It gives important information to policy makers, administrative staff, housing providers, lenders and fair housing advocates. The AI may also be used to inform the public and to gain support for fair housing efforts.

1.3 Definitions

The following definitions are consistent with the scope and intent of the AI:

- *Impediment to fair housing choice* – Any actions, omissions, or decisions taken because of race, religion, sex, national origin, disability, or familial status which restrict housing choices or the availability of choice.
- *Fair housing choice* – The ability of persons of similar incomes to have available to them the same housing choices, regardless of race, religion, sex, national origin, disability, or familial status (family size). California law expands on federal law to include the following protected classes - age, sexual orientation, marital status, association and source of income.

- *Analysis of Impediments* – A comprehensive review of policies, procedures, and practices within your jurisdiction that affect the location, availability and accessibility of housing and the current residential patterns and conditions related to fair housing choice.

1.4 Methodology Used

The AI includes a review of public and private housing activities, laws, regulations, and government policies and procedures that may adversely affect fair housing choice. The AI consolidates fair housing information from a wide variety of sources. This information is evaluated, impediments are identified, and an action plan is prepared to address the impediments. Community participation is assured through information gathering efforts, surveys, interviews, and public workshops. The information sources include:

- Case summaries from housing agencies documenting the nature and extent of fair housing complaints and lawsuits
- Federal data regarding home mortgage lending characteristics (Home Mortgage Disclosure Act)
- Demographic patterns obtained from the U.S. 2000 Census and American FactFinder (<http://factfinder.census.gov>)
- City and County public policies, practices and procedures involving housing and housing related activities throughout the county
- City and County zoning, building codes and land use policies
- Interviews with local housing agencies, including the Housing Authority of San Luis Obispo and California Rural Legal Assistance, Inc. (CRLA)
- County Sheriff & City Police Departments (hate crime statistics)
- San Luis Obispo County Council of Governments annual Transit Needs Assessment (2009)
- 2010 Consolidate Plan survey (fair housing questions)
- A 2004 fair housing survey conducted by the County and completed by groups and agencies active in the local housing market. A partial list of respondents include: Economic Opportunity Commission (homeless shelter), women's shelters, mental and physical handicap service agencies, League of Women Voters, homebuilders' groups, lenders, attorneys, and property managers

1.5 How Funded

The costs of preparing the AI were covered entirely by the County using HOME funds. San Luis Obispo County is an entitlement jurisdiction with the U.S. Department of Housing and Urban Development (“HUD”). Each year HUD provides to the County an allotted amount of funds from the following programs:

- HOME Investment Partnerships Program (“HOME”)
- Community Development Block Grant Program (“CDBG”)
- Emergency Shelter Grant Program (“ESG”)

1.6 Impediments and Actions

The impediments that were identified and the actions to be taken to eliminate the impediments are listed in the boxes on the next page. For each impediment that is described there is a corresponding action in the adjacent box.

The 1996 AI identified the five impediments appearing on the next page. The 2005 AI dropped Impediments # 4 & 5, and revised the recommended actions for Impediments # 1, 2 and 3. Further research in 2010 concluded that no significant new issues have developed. But Impediments # 1, 2 & 3 are on-going, and so the work underway with Actions # 1, 2 & 3 shall be continued.

Success in implementing the actions requires the participation of both the public and private sectors. The public sector involves governmental planning agencies (i.e., zoning, building codes and enforcement), human service agencies and non-profit groups. The private sector involves real estate and property management groups, financial institutions, insurance companies and builders that are involved in providing, financing, and insuring housing in San Luis Obispo County.

Each year the County submits a report to HUD summarizing the progress in carrying out the activities identified in the AI and in the County’s Action Plan/Consolidated Plan. This annual report is known as the Consolidated Annual Performance Evaluation Report (“CAPER”).

1.7 For more Information...

If you have questions about the Analysis of Impediments or would like to review the entire document, please contact Ted Bench of the County Planning Department at (805) 781-5701, or at tbench@co.slo.ca.us.

1.8 Impediments and Actions

<u>Impediments</u>	<u>Actions</u>
<p>Impediment #1: Lack of local organization for receiving, coordinating, and following-up on fair housing complaints (1996, 2005 & 2010 AI).</p> <p>Impediment #2: Lack of public information programs to inform communities of fair housing laws and their rights under these laws (1996, 2005 & 2010 AI).</p> <p>Impediment #3: Home Mortgage Disclosure Data indicates few discrepancies with local lending practices. But this should be regularly monitored as the nation recovers from its economic recession (1996, 2005 & 2010 AI).</p> <p>Impediment #4 (Dropped in 2005) : Local ordinances that require a conditional use permit for residential care facilities should be investigated further to determine if they are an impediment to fair housing choice (resolved, see the 2005 AI - Chapter 4 -Section 4.1.1).</p> <p>Impediment #5 (Dropped in 2005) : The public transportation system is limited in areas that have low/moderate cost housing. Transportation links between these communities and job centers need to be improved (resolved, see the 2005 AI - Chapter 4 - Section 4.1.4).</p>	<p>Action #1: Continue to promote public awareness of a network of agencies that provide mediation, and if necessary, litigation, regarding fair housing laws. Coordinate county-wide referral to California Rural Legal Assistance, Inc. (CRLA) to serve low and very low income households. Coordinate a network of agencies to serve moderate and above moderate income households.</p> <p>Action #2: Continue to expand existing fair housing education and outreach activities.</p> <p>Action #3: County to continue monitoring and evaluating Home Mortgage Disclosure Act (HMDA) data for trends or patterns that may affect fair housing choice. Monitor percentage of approved home mortgage loans for all ethnic groups.</p>

1.9 Milestone Schedule

Action	Timetable		Milestone/ Product
	Start Date	Target Date	
Action #1: Promote public awareness of the network of agencies that provide mediation, and litigation if necessary, regarding fair housing laws.	February 2005	On-Going	Solidify the existing network of agencies that handle housing complaints for all income levels. Promote public awareness of the agencies and groups that provide counseling, mediation, and litigation if necessary, regarding fair housing laws.
Action #2: Expand existing fair housing education and outreach activities.	February 2005	On-Going	County to co-sponsor more fair housing workshops with CRLA. County has added a fair housing link to its web-site.
Action #3: County to continue monitoring and evaluating Home Mortgage Disclosure Act (HMDA) data for trends or patterns that may affect fair housing choice.	February 2005	On-going	Monitor percentage of approved home mortgage loans for all ethnic groups. If trends in mortgage lending decline significantly towards unfair housing practices, County will inform lending groups of the trends and fair housing laws.

SECTION 2: Background Information

This section provides a general description of the County’s population base, income levels, and housing stock. An extensive description of the County’s demographic characteristics is available in the 2010 Consolidate Plan of the County of San Luis Obispo.

2.1 Demographic Data

Population Growth Trends

Between 1980 and 1990 San Luis Obispo County’s population grew by 40%, from 155,435 to 217,162 residents. Between 1990 and 2000 the county’s population increased by just 14%, to a total of 246,681 residents in 2000. Between 2000 and 2008 the County population increased by 9% to 269,336 residents. In 2009 the population stood at 270,429 (California Department of Finance, 2009). The annual growth rate has dropped from a high of 4% per year between 1980 and 1990 down to just over 1% per year between 2000 and 2009. From 2009 to 2013 the population growth rate is expected to be between 0.8% and 1.1% per year (UCSB Economic Forecast Project, 2009).

**Table 2.1 - U.S. Census Population Estimates 1950-2000
for San Luis Obispo County**

Community	1950	1960	1970	1980	1990	2000	2008**
Arroyo Grande	1,723	3,291	7,454	11,290	14,378	15,851	16,826
Atascadero	3,443	5,983	10,290	16,232	23,138	26,411	26,947
Grover Beach	1,446	1,317	2,564	4,551	11,656	13,067	13,087
Morro Bay	1,659	3,692	7,109	9,163	9,664	10,350	10,350
Paso Robles	4,835	6,677	7,168	9,163	18,583	24,297	29,682
Pismo Beach	2,278	3,582	4,043	5,364	7,669	8,551	8,576
San Luis Obispo	14,180	20,437	28,036	34,252	41,958	44,174	42,835
Total Incorporated (with group quarters)	29,564	44,979	66,664	90,015	127,046	142,701	148,303
Avila Beach	500	550	400	963	873	797	1,012
Cambria	788	1,260	1,716	3,061	5,382	6,232	6,408
Cayucos	924	1,400	1,772	2,301	2,960	2,943	3,132
Baywood/Los Osos	600	1,480	3,487	10,933	14,377	14,351	14,803
Nipomo	2,125	5,210	5,939	5,247	7,109	12,626	14,726
Oceano	*	2,430	3,642	4,478	6,169	7,228	7,941
San Miguel	572	910	808	803	1,123	1,427	1,699
Santa Margarita	535	630	726	887	1,173	*	1,372
Templeton	795	950	743	1,216	2,887	4,687	5,464
Total Unincorporated (with group quarters)	21,853	36,065	39,026	65,420	90,117	103,980	121,033
Total County	51,417	81,044	105,690	155,435	217,162	246,681	269,336

* = not available

** = Economics Research Associates - Report, "Update to Long Range Socio-Economic Projections", Revised May 15, 2009 and San Luis Obispo County Population Projections, June 10, 2009. Prepared for San Luis Obispo Council of Governments



General Map of San Luis Obispo County



Enlarged Map of San Luis Obispo County

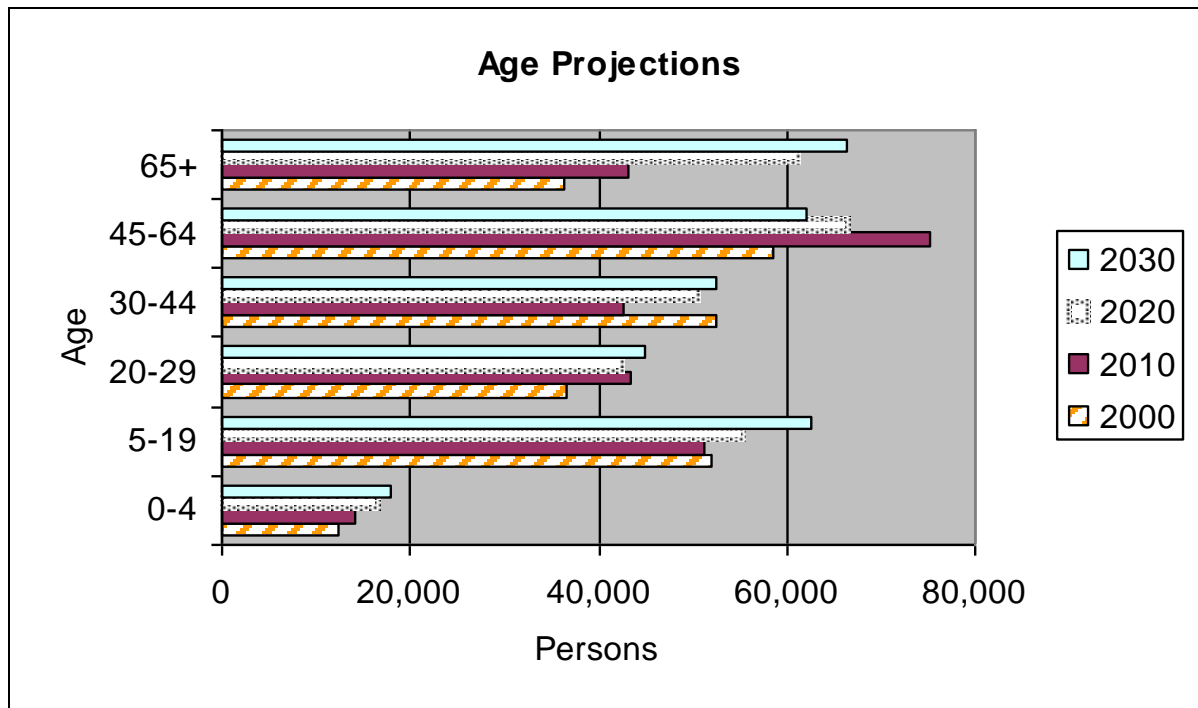
Between 1990 and 2000, a majority of the new residential development followed the Highway 101 corridor to the north and south of the City of San Luis Obispo. The communities of San Miguel, Paso Robles, Templeton and Nipomo are along this growing population corridor.

The county's population growth reflects a strong in-migration of affluent, retired people, a drop in the natural birth rate, and an exodus of young professionals with families. San Luis Obispo County experienced a 30% drop in the natural birth rate between 1990 and 2000. At the same time, 60% to 80% of the county's population growth was due to in-migration of people arriving from outside of the county. (Source: "Trouble on the Home Front", San Luis Obispo Tribune, June 16-23, 2002).

From 2000 to 2007, natural births began increasing. Natural births totaled 2,435 in 2000 and increased to 2,884 in 2007 (an 18% increase), and births are projected to increase another 4% from 2008-2015 from 2,909 births to 3,033 (California Department of Finance). The Department of Finance projects that the countywide population will grow by over 41,000 from 2000 to 2020, and that the population make-up will include the following changes:

- Young professionals and families (30 to 44 years of age) will decrease by 5%, from 22% of the total population in 2000 to only 17% in 2020.
- Older professionals (45 to 64 years of age) will decrease by 1%, from 24% of the total population in 2000 to 23% in 2020.
- Newly retired individuals (60 to 64 years of age) will increase by 3%, from 4% of the total population in 2000 to 7% in 2020.
- Retired individuals (65+ years of age) will increase by 6%, from 15% of the total population in 2000 to 21% in 2020.

The following graph shows age population projections through the year 2030.



Many people, particularly retiring, affluent “baby-boomers” from the San Francisco Bay Area and from Southern California are attracted by the county’s natural beauty, its central coast location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. Until recently, young professional workers and others came to San Luis Obispo County and accepted lower average salaries because they enjoyed the local lifestyle. However, housing costs in San Luis Obispo County tripled since 1995, rapidly outpacing local salary increases. The County is now the 3rd most unaffordable area in the nation, with only 32.1% of the homes being affordable to median income households (National Association of Homebuilders, 4th Quarter, 2009). Young workers and families are leaving the county to find quality jobs and more affordable housing elsewhere. Local school enrollment is declining in some communities. The student population was 34,953 in 2007 (for K-12), but it is projected to drop to 34,537 students by 2012 (California Department of Finance). Local school

districts have cut popular programs, close schools and reduce the teacher workforce in response to these changes.

The County's Geographic Areas and Centers of Ethnic Minority Concentration

San Luis Obispo County has three geographical areas that are defined by their climate zones and major industries. They are the north county, south county, and the coastal area. In the north and south county areas the major industry is agriculture, with wineries, ranching and row crops. Along the coast tourism is the major industry. Many people are also in government work (government agencies, colleges, the state prison, the state mental hospital, etc.). The major population centers are along the Hwy 101 corridor and along the coast.

The following table compares the County's population base with those of the state and the nation. San Luis Obispo County's ethnic mix is similar to that of the nation's population base, except that fewer Blacks live in the County. California's ethnic mix is unlike the national or county-wide census bases, and reflects an urban population. The County is rural in nature.

Table 2.2 - Ethnic Mix of Local, State & National Population Bases (2008)

Ethnic Group	United States	California	San Luis Obispo Co.
Total Population	301,237,703	36,418,499	262,238
White	76.2%	63.8%	88.3%
Hispanic	15.1%	36.1%	18.8%
Black	13.1%	7.0%	1.9%
Asian	4.9%	13.5%	4.1%
American Indian	1.5%	1.7%	2.1%
Hawaiian/Islander	0.3%	0.6%	0.2%
Total*	111.1%*	122.7%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – ACS Demographic & Housing Estimates – 2006-2008

The County's population base is gradually becoming more diverse. Between 1990 and 2000 the ethnic minority groups grew to provide a larger portion of the County's total population. The White portion of the population base decreased from 81.2% in 1990 to 76.1% in 2000.

Table 2.3 - Ethnic Mix of Local Population Base - 1990 to 2008

Ethnic Group	1990 County Population	2008 County Population
Total Population	217,162	262,238
White	81.2%	88.3%
Hispanic	13.3%	18.8%
Black	2.0%	1.9%
Asian	2.7%	4.1%
American Indian	0.8%	2.1%
Hawaiian/Islander	0.1%	0.2%
Total*	100.1%*	115.4%*

* Total percentage includes individuals of mixed race

Source: U.S. Census – American FactFinder – AC S Demographic & Housing Estimates – 2006-2008

The cities and communities near the agricultural lands of north and south county tend to have an ethnic mix in which 30% to 40% or more of the residents are of a minority group. This includes Paso Robles, Nipomo, San Miguel, Oceano, and Shandon. The demographic information from three of these communities is shown below:

Paso Robles*

64.2%	-	15,600	White
27.7%	-	6,735	Hispanic
4.1%	-	1,005	Black
2.6%	-	643	Asian
2.5%	-	604	Native American
0.3%	-	81	Hawaiian/Pacific Islander
101.4%	-	24,668	Total (includes individuals of mixed race)

Nipomo*

60.6%	-	7,653	White
34.5%	-	4,362	Hispanic
2.7%	-	336	Asian
2.6%	-	333	Native American
0.9%	-	116	Black
0.3%	-	44	Hawaiian/Pacific Islander
101.6%	-	12,844	Total (includes individuals of mixed race)

Oceano*	48.9% -	3,548	White
	44.6% -	3,240	Hispanic
	3.2% -	233	Native American
	3.1% -	225	Asian
	1.6% -	114	Black
	<u>0.3% -</u>	<u>23</u>	<u>Hawaiian/Pacific Islander</u>
	101.7% -	7,383	Total (includes individuals of mixed race)

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

Most of the County's large cities and small coastal communities tend to have an ethnic mix in which 80% or more of the population is white. This group includes San Luis Obispo, Arroyo Grande, Atascadero, Templeton, Cambria, Morro Bay, Pismo Beach, Los Osos and Cayucos. The demographic information from two of these communities is shown below:

City of San Luis Obispo*	78.7% -	34,756	White
	11.7% -	5,147	Hispanic
	6.5% -	2,855	Asian
	1.9% -	853	Black
	1.5% -	683	Native American
	<u>0.4% -</u>	<u>157</u>	<u>Hawaiian/Pacific Islander</u>
	100.7% -	44,451	Total (includes individuals of mixed race)

Cambria*	82.7% -	5,153	White
	14.0% -	874	Hispanic
	1.8% -	114	Native American
	1.7% -	104	Asian
	0.5% -	34	Black
	<u>0.4% -</u>	<u>24</u>	<u>Hawaiian/Pacific Islander</u>
	101.1% -	6,303	Total (includes individuals of mixed race)

*Source: U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

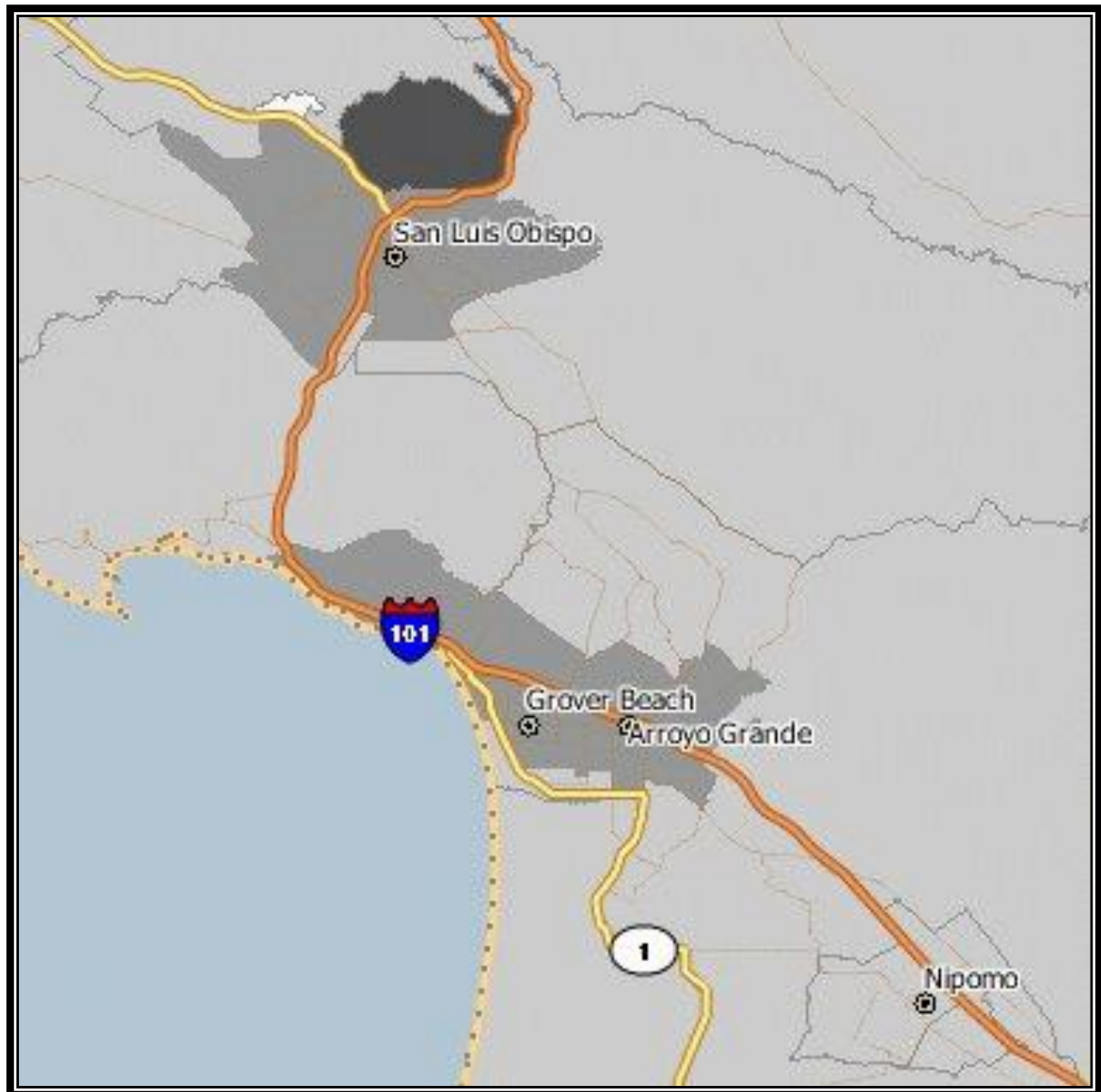
The following maps show the concentrations of the Hispanic and Asian populations, which are the largest ethnic minority groups in San Luis Obispo County.

**Hispanic Population - San Luis Obispo to Nipomo**

No color	= 0% to 6.20%
Light grey	= 6.21% to 14.96%
Medium grey	= 14.97% to 34.28%
Dark grey	= 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Hispanic populations are in urban communities of Oceano (south of Grover Beach) and in Nipomo and also in the farm areas around Oceano, Nipomo, and San Luis Obispo.

**Asian Population - San Luis Obispo to Nipomo**

No color	= 0% to 0.36%
Light grey	= 0.37% to 2.68%
Medium grey	= 2.69% to 7.65%
Dark grey	= 7.66% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Large Asian populations are in urban communities of San Luis Obispo, Grover Beach and Arroyo Grande. Highest density is in northern San Luis Obispo, by Cal Poly college.

**Hispanic Population - Paso Robles to Atascadero**

Light grey = 6.21% to 14.96%
Medium grey = 14.97% to 34.28%
Dark grey = 34.29% or more

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The largest Hispanic population is in the older part of Paso Robles (west side). There are also large concentrations in the rural areas east of Paso Robles and further west of Atascadero.

**Asian Population - Paso Robles to Atascadero**

Light grey = 0.37% to 2.68%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north county area in a low density.

**Hispanic Population - Los Osos to Cambria**

No color = 0% to 10.52%

Light grey = 10.53 to 21.94%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Hispanic populations occur in low densities in the urban coastal communities of Los Osos and Morro Bay/Cayucos. The Hispanic populations occur in a modest density throughout the rural coastal area and in Cambria (Cambria is unmarked, but on the northwest corner of the map).

**Asian Population - Los Osos to Cambria**

Light grey = 0.37% to 2.68%

Medium grey = 2.69% to 7.65%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - The Asian population is located throughout the north coastal area in a low density, with a modest concentration located on the east side of Los Osos.

2.2 Income Data

Pursuant to the U.S. Census, the local, state and national median incomes and percentage of people living below poverty in 2008 were as follows:

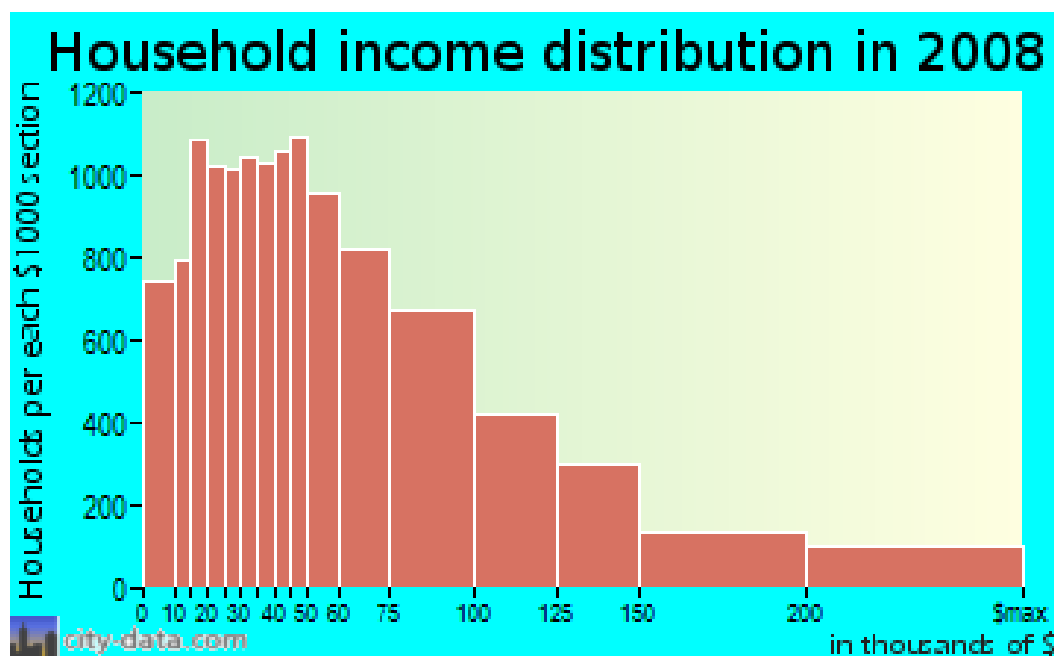
Table 2.4 - Median Household Incomes and Persons Below Poverty Level

Income Data	United States	California	San Luis Obispo County
Median Household Income	\$52,175	\$61,154	\$57,722
Persons below Poverty	13.2%	12.9%	12.9%

Source: U.S. Census - American Fact Finder – S1901.Income in the Past 12 Months ; 2006-2008

U.S. Census - American Fact Finder – M1701 – Percentage of People Below Poverty Level in the Past 12 Months : 2006-2008

Between 2000 and 2004, the County's median income rose from \$41,994 to \$61,700, and was almost even with the 2004 California's median income of \$62,500. The jump in the county's median household income was a mixed blessing. Until 2002, the county's median income increased in small increments, according to the federal Department of Housing & Urban Development (HUD). The median income for a family of four rose only \$100 between 2001 and 2002. In 2003 the increase was \$7400 (from \$50,300 in 2002 to \$57,700 in 2003). This increase did not reflect a rise in local wages, but rather an increase in the personal wealth and income of new households moving into the county. Nearly half of the County's households earned less than \$53,600 in 2008, the average (median) amount for a lower income family of four.



Source: City-Data.com (www.city-data.com/county/San_Luis_Obispo_County-CA.htm, March, 2010)

The “Employment by Industry” chart on page 29 shows that the leading employment sectors are tourism (leisure & hospitality) and retail. Within these sectors are a substantial number of low paying jobs. For example, the retail sector has lower-paid workers such as cashiers, retail salespersons and waiters and waitresses. The two leading local industries, tourism and agriculture, do not provide many high paying jobs.

Average Annual Wages, 2008

Area	2008	2001-2008 Absolute Chg.	2001-2008 (%) Change
San Francisco County	75,062	16,367	27.9
Los Angeles County	56,615	11,804	26.3
Ventura County	56,615	13,754	32.1
San Diego County	54,171	11,765	27.7
Santa Barbara County	51,818	12,012	30.2
San Luis Obispo County	47,255	10,621	29.0
California	56,927	11,999	26.7

Source: California Employment Development Department

(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 84)

The average annual wages in the County are lower than the state average. The County’s average annual wage is \$9,700 lower than that of the state, which is 83% of the state’s average wage.

The table below compares the Year 2000 median household incomes for national and local population bases (Year 2008 figures were not yet available for the County). White and Asian households typically earn more than other ethnic households. It is noteworthy that the median household income of Asians in the County is lower than for Asians nationwide.

Table 2.5 - Median Income of Various Ethnic Groups (Year 2000)

Ethnic Group	United States	San Luis Obispo County
Am. Indian	\$30,293	\$36,957
Asian	\$51,967	\$39,861
Black	\$29,445	\$30,755
Hispanic	\$33,676	\$35,233
White	\$45,367	\$44,302

Source: U.S. Census Bureau - 2000 Census - Table DP-1 - Profile of General Demographic Characteristics: 2000
Note: 2000 Census reported household income by race alone/Hispanic mix and by race alone/not Hispanic. This table uses the categories of Hispanic, and race alone/not Hispanic.

The following maps show the (Year 2000) location of households with low, moderate and high income levels, as well as the concentrations of individuals with a poverty income level.

**Median Household Income - San Luis Obispo to Nipomo**

No color	= \$0 to \$31,183
Light grey	= \$31,184 to \$41,807
Medium grey	= \$41,808 to \$56,915
Dark grey	= \$56,916 to \$196,298

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lowest income areas are in urban cores, especially in San Luis Obispo by the Cal Poly college and the airport. Higher income areas are rural areas, especially Avila Valley.

**Concentrations of Poverty Level Individuals - San Luis Obispo to Nipomo**

(Ratio of Income to Poverty: 0.50 to 0.99)

Light grey = 2.63% to 5.75%

Medium grey = 5.76% to 11.47%

Dark grey = over 11.48%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -

<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest concentrations of people in poverty are on the north side of San Luis Obispo (by the Cal Poly college campus) and in Oceano (south of Grover Beach).

**Median Household Income - Paso Robles to Atascadero**

No color	= \$0 to \$31,183
Light grey	= \$31,184 to \$41,807
Medium grey	= \$41,808 to \$56,915

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lowest income areas are inside the Cities of Paso Robles and Atascadero. Higher income areas are the rural areas surrounding the cities.

**Concentrations of Poverty Level Individuals - Paso Robles to Atascadero**

(Ratio of Income to Poverty: 0.50 to 0.99)

No color = 0% to 2.62%

Light grey = 2.63% to 5.75%

Medium grey = 5.76% to 11.47%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -

<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest concentrations of people in poverty are in the rural areas west of Paso Robles and east of Atascadero. Lowest concentration in new residential areas near Paso Robles airport.

**Median Household Income - Los Osos to Cambria**

Light grey = \$31,184 to \$41,807

Medium grey = \$41,808 to \$56,915

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Lower income areas are inside of the coastal communities, higher income areas are outside of the urban cores.

**Concentrations of Poverty Level Individuals - Los Osos to Cambria**

(Ratio of Income to Poverty: 0.50 to 0.99)

No color	= 0% to 2.62%
Light grey	= 2.63% to 5.75%
Medium grey	= 5.76% to 11.47%
Dark grey	= over 11.48%

Map Source: Neighborhood Knowledge Program/UCLA & U.S. Census 2000 -
<http://164.67.52.243/nkca/Master.cfm>

Summary - Highest poverty concentrations are in coastal communities, especially Cayucos.

2.3 Employment Data

Pursuant to the U.S. Census in 2008 the local, state and national work force figures were as follows:

Table 2.6 - Workforce Data

Employment Data	United States	California	San Luis Obispo County
Workforce size	153,989,802	12,228,215	132,640
% of total population who are in workforce	65.2%	64.8%	60.5%

Source: U.S. Census – American FactFinder – Fact Sheet/Economic Characteristics/Selected Economic Characteristics: 2006-2008

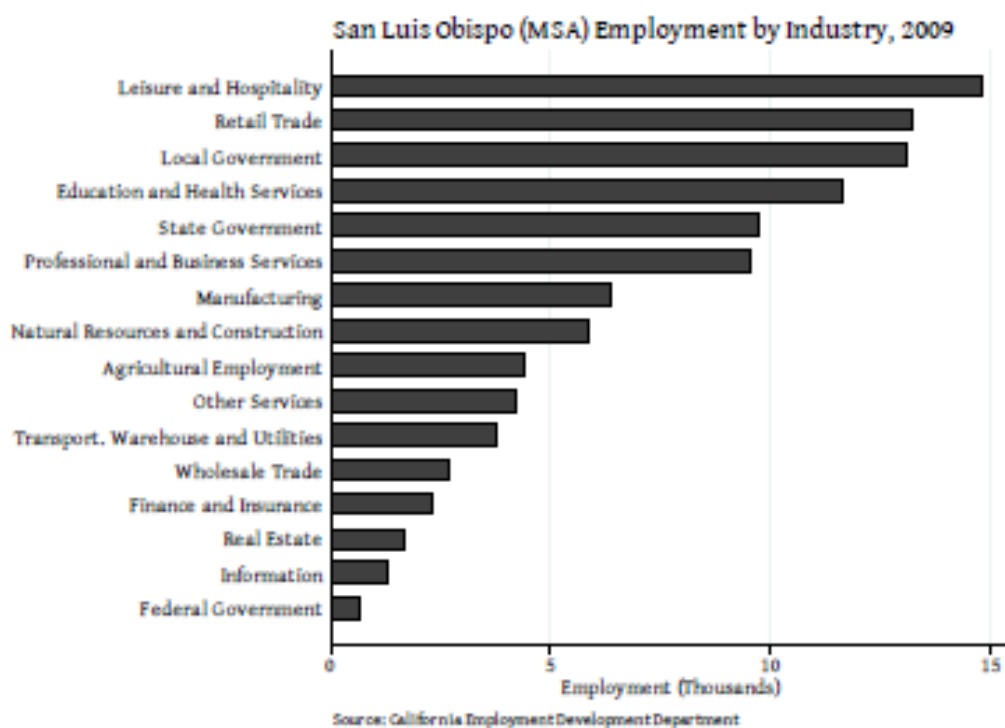
The County has the lowest percentage of population in the workforce (60.5%). This may reflect the older age of the local population base (higher percentage of retired individuals) and the large number of affluent, retired individuals who are moving into the County, as described in Section 2.1 above.

Table 2.7 - Median Age of Local, State and National Population Bases

Median Age	United States	California	San Luis Obispo County
Age in Years	36.7%	34.7%	37.6%

Source: U.S. Census – American FactFinder – S0101 – Age and Sex: 2006-2008

The County has experienced a lower percentage of unemployment than the state or national averages. Many people in the county work for government agencies, and the County's primary industries of agriculture and tourism are not as volatile as other industries such as high technology and defense related industries. The local agriculture and tourism industries are supplemented by a large network of support industries (i.e., suppliers, technical support, administrative and research services). The top County employers include: the County of San Luis Obispo, state prisons (California Men's Colony & Atascadero Mental Hospital), schools (Cal Poly State University, Cuesta Community College, Allan Hancock Community College, and primary education school districts), Pacific Gas & Electric Company (Diablo nuclear power plant) and four community hospitals. Two military bases are located in or adjacent to the County (Camp San Luis and Camp Roberts California National Guard bases).



(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 79)

The recession may cause lasting changes to the employment profile of the state and national labor forces. However, the County may not see any significant changes. Its largest employers will probably continue to be government agencies (state and local offices, schools and colleges, prisons, etc.). Its primary industries are likely to remain agriculture and tourism.

The state Employment Development Department (EDD) releases annual reports that provide unemployment figures and job growth rates. Between 1992 and 1994, a nationwide recession pushed San Luis Obispo County's unemployment rate up to 8%. By 2002 the civilian unemployment rate dropped down to 3.4%. The 2007/2009 recession has pushed the County's unemployment rate back up to 10.6% (EDD). It is still among the lowest of all California counties, which have an average unemployment rate of 13.2% (EDD report, January 2010).

Table 2.8 – Employment Rates for January, 2010

	United States	California	San Luis Obispo Co.
Employment Rate	89.4%	86.8%	89.4
Unemployment Rate	10.6%	13.2%	10.6%

The largest employment losses here and elsewhere have been in the construction, real estate and financial industries. These losses reflect the collapse of the housing market. The collapse has caused troubles in all sectors of the economy.

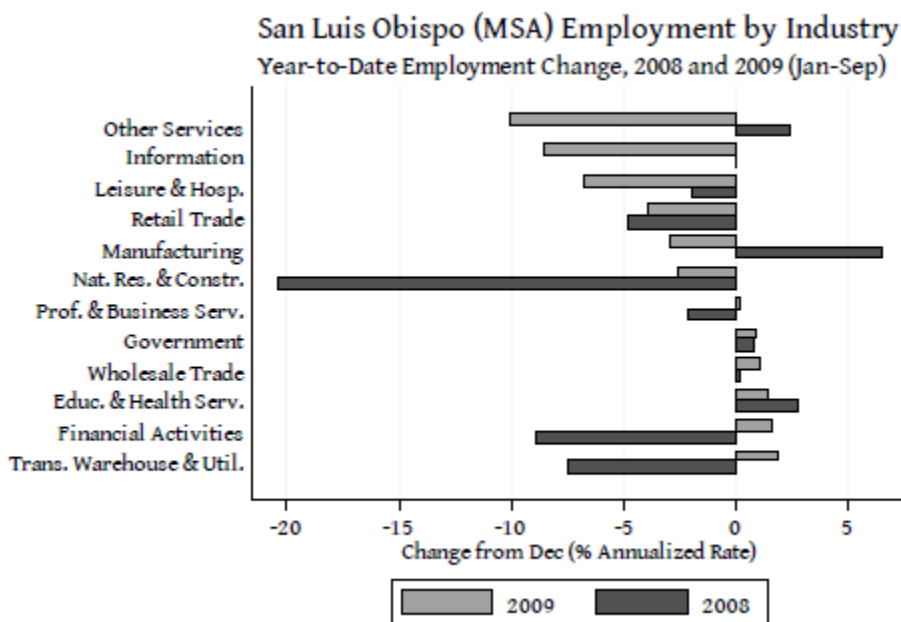
San Luis Obispo (MSA) Industries Directly Affected by the Housing and Consumer Downturn

Industry	Peak	Jobs Lost Since Peak	Percentage
Construction	Nov-06	–2,483	–30.1
Finance and Insurance	May-06	–602	–21.7
Real Estate	Oct-05	–646	–27.9
Retail Trade	Dec-06	–1,517	–10.5

Source: California Employment Development Department

(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 79)
MSA = Metropolitan Statistical Area

In this county three job sectors have enjoyed sustained growth through 2008 and 2009 – education/health services, government, and wholesale trade. Financial jobs are also rebounding. But funding for education and government agencies is not predictable. California is facing serious financial issues, which threatens many public funded programs and agencies. There may be more job losses in the government and education sectors.



Source: California Employment Development Department

(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 79)

The “Employment by Industry” chart on the previous page shows that the leading employment sectors are tourism (leisure & hospitality) and retail. Within these sectors are a substantial number of low paying jobs. For example, the retail sector has lower-paid workers such as cashiers, retail salespersons and waiters and waitresses. The two leading local industries, tourism and agriculture, do not provide many high paying jobs.

Average Annual Wages, 2008

Area	2008	2001-2008 Absolute Chg.	2001-2008 (%) Change
San Francisco County	75,062	16,367	27.9
Los Angeles County	56,615	11,804	26.3
Ventura County	56,615	13,754	32.1
San Diego County	54,171	11,765	27.7
Santa Barbara County	51,818	12,012	30.2
San Luis Obispo County	47,255	10,621	29.0
California	56,927	11,999	26.7

Source: California Employment Development Department

(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 84)

The average annual wages in the County are lower than the state average. The County's average annual wage is \$9,700 lower than that of the state, which is 83% of the state's average wage.

While housing and living costs have risen, little change is expected in the county's low paying job market. San Luis Obispo County's remote location makes it difficult to attract large employers or companies to the area. San Luis Obispo has the eight lowest median wage rate among the 10 coastal counties between San Diego and San Francisco. The EDD projects a weak job growth rate of only one new job for every three people coming to the county.

It has become difficult for local employers to attract or retain new workers. Two local business groups, the Economic Vitality Corporation and the county's Economic Advisory Committee have expressed concern over the loss of qualified workers due to high housing costs. Since 2000, some of the County's well known manufacturing and high tech companies have either moved away or have been absorbed by national companies and removed from the County. The largest of these was the Ernie Ball musical instrument manufacturing company, which has relocated and taken over 300 jobs with it. The Ernie Ball company moved to the high desert portion of California, where cheaper land costs allow for easier facility expansion and more affordable housing for its low salary workers.

Table 2.9 (below) shows poverty levels by age groups. In comparing local, state and national figures, the County has the highest number of working aged individual below the poverty level (age 18 to 64) and the lowest number of elderly individuals below the poverty level. This may reflect the large number of affluent, retired individuals who are moving into the County.

Table 2.9 - Age of Individuals in Poverty

Age of Individuals in Poverty (in years)	United States	California	San Luis Obispo County
Entire population	12.4% (13.2% in 2008)	14.2% (12.9% in 2008)	12.8% (*2008 N.A.)
Age 18 to 64	10.9% (11.8% in 2008)	12.3% (11.7% in 2008)	13.1% (*2008 N.A.)
Age 65 and over	9.9% (9.8% in 2008)	8.1% (8.4% in 2008)	5.9% (*2008 N.A.)
Under 18 years old	16.1% (18.2% in 2008)	19.0% (17.9% in 2008)	11.4% (*2008 N.A.)

Source: U.S. Census Bureau - Census 2000 - Table DP-3 - Profile of Selected Economic Characteristics: 2000
 U.S. Census – American FactFinder – S1703 – Selected Characteristics of People at Specified Levels of Poverty

In the Past 12 Months: 2006-2008

* No 2008 poverty information available for San Luis Obispo County

2.4 Housing Profile

Between 1994 and 2007 the County experienced a rapid increase in housing costs. The 1994 median home price in the County was \$163,000 and 35% to 40% of the households could buy a house. By 2004 the median house price was \$480,000 and only 14% of the households could buy a house. Despite the 2007/2009 recession the National Association of Homebuilders still ranked the County as the third least affordable housing market in the nation. In 2009 only 32.1% of the local households could afford a median priced home (National Association of Home Builders, Housing Opportunity Index, 4th Quarter, 2009). This was despite the fact that the County's median housing price had dropped to \$360,000 in February of 2009 (DataQuick, www.dataquick.com).

Table 2.10 (A) - Median House Prices for 2008

	United States	California	San Luis Obispo County
Median House Price	\$192,400	\$510,200	\$562,900

Source: U.S. Census – American FactFinder – M2510 – Median Housing Value of Owner Occupied Housing Units : 2008

Table 2.10 (B) - Median House Prices for 2009 (4th Quarter)

	United States	California	San Luis Obispo County
Median House Price	\$180,000	N.A.	\$372,000

Source: National Association of Home Builders/Wells Fargo – Housing Opportunity Index – using the home values reported for the 4th Quarter, 2009 for the following metropolitan areas: United States – nationwide, San Luis Obispo County – San Luis Obispo/Paso Robles metro. area, California statewide – not available.

The two following tables shows a range of County income levels and the corresponding rent and sales prices that are affordable to these income levels.

Table 2.11 - Income Levels for a Family of Four (2010)

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
4	\$35,400	\$56,650	\$70,800	\$84,950

Source: California Dept. of Housing & Community Development - 2009 Income Limits

Table 2.12 - Affordable Residential Sales Prices and Rental Rates (2010)

Unit Size (Bedrooms)	Monthly Rents			Initial Sales Prices		
	Very Low Income	Lower Income	Moderate Income	Very Low Income	Lower Income	Moderate Income
1	\$708	\$850	\$1,558	\$76,000	\$110,000	\$227,000
2	\$796	\$956	\$1,752	\$88,000	\$131,000	\$258,000
3	\$885	\$1,062	\$1,947	\$100,000	\$148,000	\$289,000

Source: County of San Luis Obispo monthly Affordable Housing Standards bulletin, January, 2010 pursuant to Land Use Ordinance Section 22.12.070 - Housing Affordability Standards

No city in the County has a median house price that is affordable to low or moderate income households. In 2008, the county-wide median house price reached \$562,900 (Table 2-10 above).

**San Luis Obispo County
Median Home Prices, 2007 - 2008**

City	2007 (\$)	2008 (\$)	Change (%)
San Luis Obispo	655,000	629,000	-4.0
Cayucos	845,000	799,500	-5.4
Pismo Beach	800,000	750,000	-6.3
Los Osos	471,000	437,500	-7.1
Cambria	700,000	650,000	-7.1
Morro Bay	570,000	520,000	-8.8
Oceano	430,000	371,500	-13.6
Arroyo Grande	644,500	550,000	-14.7
Nipomo	565,000	470,000	-16.8
Grover Beach	490,000	400,000	-18.4
Templeton	600,000	480,000	-20.0
Paso Robles	463,000	365,000	-21.2
Atascadero	520,000	384,750	-26.0

Source: Central Coast Major Listing Service

(Above chart from UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 100)

Up until 2008 there was a shortage of available rental units in the County (2.8%). A 6% vacancy rate is desirable, while anything lower than 3% is tight. Mortgage rates and rents in the County are higher than the national average, and more households are paying over 30% of their income to housing costs. A recent phenomenon is that the vacancy rate has crept upward in local and regional rental markets. The 2007/2009 recession brought job losses, and many people are doubling up with room-mates or moving in with family. The County's rental vacancy rate dropped from 1% in 2007 to 7% in 2008, and monthly rent amounts fell as much as 5.5% (UCSB Economic Forecast Project – San Luis Obispo County 2010 Economic Outlook, p. 101-102). The rental market is fluctuating, and may not stabilize until the labor market improves.

The information in the following table is provided by the 2008 U.S. Census – American FactFinder.

Table 2.13 - Residential Sales Prices and Rental Rates Data (2008)

Housing Data	United States	California	San Luis Obispo
Total housing units	129,065,264 units	13,393,878 units	116,767 units
% of occupied housing units	87.1%	90.1%	87.9%
% of owner occupied units	67.1%	57.8%	59.9%
% of renter occupied units	32.9%	42.2%	40.1%
% of vacant rental units	7.8%	4.7%	2.8%
Median house price	\$192,400	\$510,200	\$562,900
Median monthly mortgage	\$1,508	\$2,354	\$2,293
People paying 30%+ of income on mortgage	37.3%	52.7%	53.5%
Median (monthly) rental costs	\$819	\$1,118	\$1,114
People paying 30%+ of income on rent & utilities	45.9%	51.7%	54.6%

Source: U.S. Census – American FactFinder – GCT-T9-R – Housing Units: 2008

U.S. Census – American FactFinder – GCT-2504 – Physical Housing Characteristics

U.S. Census – American FactFinder – Fact Sheet – Selected Housing Characteristics: 2006-2008 (rental unit vacancy rates)

U.S. Census – American FactFinder – M2510–Median Housing Value of Owner Occupied Housing Units: 2008

U.S. Census – American FactFinder – GCT-2511-Median Monthly Household Costs for Owner Occupied Housing Units: 2008

U.S. Census – American FactFinder – GCT-2513-Percent of Mortgaged Owners Spending 30% or More of Household Income on Selected Monthly Owner Costs: 2006-2008

U.S. Census – American FactFinder – GCT-2514-Median Monthly Housing Costs for Renter-Occupied Housing Units: 2008

U.S. Census – American FactFinder – GCT-2515-Percent of Renter-Occupied Units Spending 30% or More of Household Income on Rent and Utilities: 2008

Housing Starts Do Not Match Housing Needs

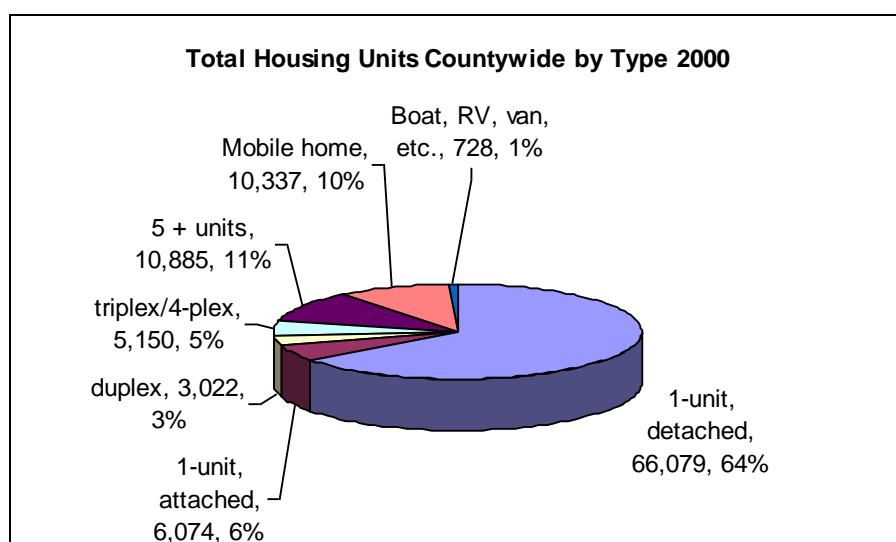
A number of factors impede the rate of new residential construction in the County, including:

- High infrastructure costs (roads, water & sewer, schools, public facility fees, etc.)
- A regional shortage of available water.
- An abundance of natural habitats, natural resources areas and agricultural production areas that are protected by government policies and regulations.
- High land costs.
- Resistance to growth in some communities (NIMBY-ism).
- Impediments to development of affordable multi-family projects such as construction defect/legal liability (and the resulting lack of insurance) and community opposition to high-density housing.

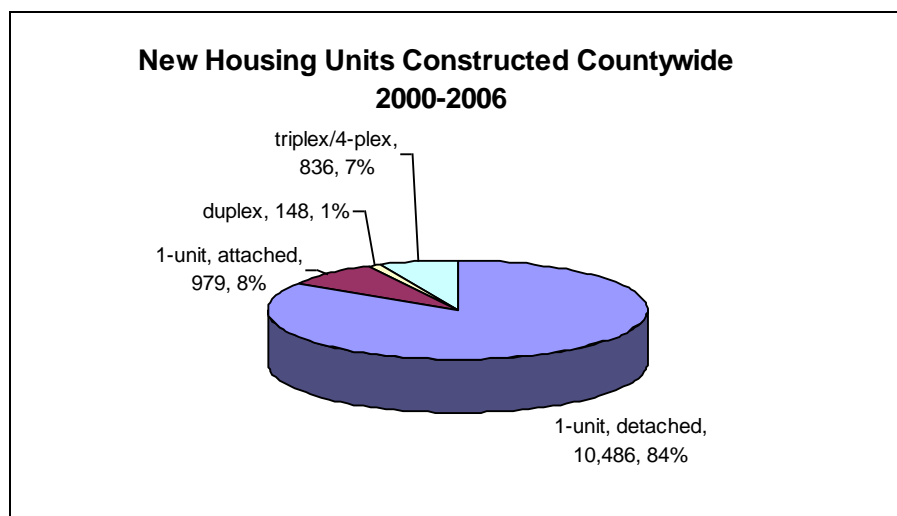
Obstacles to development of high density housing continue to limit production of housing types that would be more affordable to locally employed persons. In addition, there are 31,100 students who live in the County and attend Cal Poly state university, Cuesta Community College, and also John Hancock Community College in neighboring San Barbara County. College students make up one-eighth of the County's population, and they compete with the local workforce population for housing.

Housing Construction Trends

Housing starts peaked in 2004 in the unincorporated areas of the County. Approximately 1,200 new units were built in 2004 (County Department of Planning & Building). But in 2008 less than 800 housing units were built. The 2007/2009 recession slowed the pace of construction. The following pie charts describe the County's housing stock as it existed in 2000, as well as the type of housing units constructed in the peak construction period of 2000 – 2006.



Source: 2000 Census Data and 2006 Community Profile Census Data (countywide)



Source: 2000 Census Data and 2006 Community Profile Census Data (countywide)

2.5 Other Relevant Data (2004 County-wide Fair Housing Survey)

In October, 2004 the County distributed a Fair Housing Survey form to agencies and businesses that are active in the local housing market. Housing providers, non-profit groups, and attendants to the September 1993 Fair Housing Seminar received the survey form. Over 30 survey forms were returned. The list of respondents appears below:

Mission Community Bank NA
 R.B. Brown Real Estate
 Casa Villa Apartment
 Del Mar Property Management
 J. Johnson, Attorney at Law
 Tom Taylor Realty
 Lighthouse Property Management
 California Property Services
 Home Builders Assoc. of Central Coast
 San Luis Obispo Builders Exchange
 The Mortgage House, Inc.
 City of Morro Bay
 City of Grover Beach
 City of San Luis Obispo
 City of Pismo Beach
 City of Paso Robles

Independent Living Resources
 AIDS Support Network
 Family Care Network, Inc.
 North County Industries Affiliates
 Tri Counties Regional Center
 Work Training Programs, Inc.
 San Luis Obispo Supported Living, Inc.
 Habitat for Humanities for SLO County
 SLO Hepatitis C Project
 Life Steps Foundation
 Casa Solana, Inc.
 Life Steps Foundation
 San Luis Obispo County Mental Health
 People's Self Help Housing Corp.
 League of Women Voters

The purpose of the survey was to help identify the nature and the frequency of fair housing discrimination in the local housing market. The survey questions and the number of responses appears below. Not all of the questions had the same number of replies since some respondents did not have knowledge in all of the subject areas that were covered by the survey.

Fair Housing Survey

San Luis Obispo County is updating its fair housing plan** and is conducting a survey of the local housing market. This survey is being sent to agencies and companies who sell or rent housing, or who serve the home users. Please write in your company or organization's name:

Fair housing is the ability of persons of similar incomes to have the same housing choices regardless of race, color, religion, sex, disability, familial status or national origin. A shortage of affordable housing is not a form of discrimination. Have you seen or are you aware of discrimination in the following activities?

Housing for Sale or Rent

- When housing is made available for sale? 3 Yes 27 No
- When housing is made available for rent? 9 Yes 22 No
- When landlords schedule which rental units shall be maintained? 3 Yes 25 No
- Does the advertising of rental and ownership housing show that the units are available to everyone? 24 Yes 5 No
- Do real estate offices or rental property offices serve all clients equally? 21 Yes 7 No
- Do property deeds or rental agreements have any discriminatory language? 1 Yes 26 No
- Are handicap accessible units available, or is it easy to have the units upgraded to be accessible (at handicapped person's cost)? 15 Yes 8 No
- Are some groups discouraged from living in certain areas, or "steered" to other areas? 9 Yes 19 No
- Are hate crimes or criminal activities being used to discourage housing choices for some groups? 1 Yes 26 No (*no "hate crime" reported by local Police and Sheriff Dept's*)

Please explain: _____

Mortgage Lending & Home Repair Loan Practices

- Do banks serve all clients equally when choosing whom to make loans to? 18 Yes 5 No
- Have banks avoided making loans for properties in some areas? 1 Yes 21 No
- Have unfair loan underwriting practices ever been used? 3 Yes 16 No
- Have unfair property appraisal practices ever been used? 2 Yes 18 No
- Are predatory lending practices occurring? 4 Yes 15 No

Please explain: _____

Property Insurance Practices

- Do insurance companies ever avoid providing insurance to some groups? 3 Yes 18 No
- Do insurance companies ever avoid insuring properties in some areas? 2 Yes 18 No

Please explain: _____

Higher Housing Costs

The cost of housing in the County has almost tripled in the last ten years. Rental rates are also higher. The lack of affordable housing is not a form of discrimination, but the shortage of housing may cause discrimination to occur. Have any unfair housing practices that you described above changed because of the high housing costs?

- Become less noticeable? 1 Yes 19 No
- Become more noticeable? 5 Yes 15 No
- Do you foresee any new housing issues that could evolve because of the higher costs? 23 Yes 3 No

Please explain: _____

Zoning and Building Codes

- Have government zoning and building codes encouraged housing discrimination?
8 Yes 18 No
- Have government zoning and building codes discouraged affordable housing?
17 Yes 12 No

Please explain: _____

****The full name of the County's fair housing plan is the Analysis of Impediments to Fair Housing Choice, pursuant to the federal Fair Housing Act of 1968.**

Observations Regarding the Survey

The survey responses, and local press coverage, do not allude to a condition of widespread or blatant discrimination in the local housing market. Yet the non-profit agencies and the special needs population that they serve have reported incidents of discrimination when seeking rental housing, a lack of handicap accessible units, “steering,” and unfair lending practices. A high percentage of all respondents agree that high housing costs are creating new housing issues, and that government zoning codes are discouraging affordable housing.

There may not be a general understanding of what fair housing laws are or an ability to identify housing discrimination. The local offices of the California Rural Legal Assistance, Inc. (CRLA) handled 274 housing cases in 2004, of which 24 were fair housing cases. CRLA reports that many fair housing cases were actually filed for other reasons, such as tenant-landlord disputes. CRLA believes that a wider understanding would bring in more fair housing cases, and most landlords would remove the violations if they were aware of them. There is a need for more education for all participants in the local housing market, and for a stronger network of agencies to provide mediation and, when necessary, litigation.

The survey responses to the two questions regarding government zoning and building codes indicate that many feel government regulations are discouraging affordable housing and encourage housing discrimination. Eight agencies responded that government codes are causing housing discrimination. Yet their survey comments indicate that four of these agencies actually consider the lack of affordable housing to be a form of discrimination. The shortage of affordable housing itself is not a form of discrimination, but discrimination may occur when there is a shortage of affordable housing. A thorough discussion of the local government response to the affordable housing shortage is provided in Section 4.1 and Section 5.1.2.

2.6 Section Summary

The demographic and economic portions of this section describe a changing housing market. Median housing prices almost tripled in ten years (from \$163,000 in 1994 to \$480,000 in 2004). In 2009 the County remains the nation’s third least affordable housing market. A rapid increase in the median income reflects the immigration of affluent, retirement aged households into the County. The new residents can pay higher housing prices. The local birthrate and the enrollment levels in schools are dropping, and younger professionals and families are leaving. Nearly a third of the local population now falls in the very low income range. The County’s primary industries of agriculture and tourism, plus the primary job sectors of retail, services and government do not provide a large number of high paying jobs.

The 2004 Fair Housing Survey and local press coverage do not allude to a condition of widespread or blatant discrimination in the local housing market. Yet nearly all survey respondents indicate their concern that the rising housing prices will cause new housing problems. In 2009 only 32.1% of the population can afford to buy a median priced house, and there is a shortage of affordable housing. Local conditions (i.e., a water shortage and lack of high density zoning) and industrial issues (i.e. difficulty in obtaining insurance for multi-family projects and a high profit margin for expensive housing) discourage the development of

affordable housing. The lack of affordable housing is not a form of discrimination, but it may increase the occurrence of housing discrimination. There may be a lack of understanding of fair housing laws or the ability to identify housing discrimination. This would mean that there is a need for more education for all participants in the local housing market, and for a stronger network of agencies to provide mediation and, when necessary, litigation.

In 1996, Santa Barbara County conducted a Fair Housing Community Survey. The survey and its results are described in that County's 2000 fair housing plan (Analysis of Impediments to Fair Housing). The survey results concluded that there was a wide-spread lack of education on the part of both tenants and landlords. Although the Rental Property Association was conducting fair housing seminars for its members, many "mom and pop" apartment owners were not attending. Many tenants did not know their rights or avenues of recourse. The lack of affordable housing in the area was exacerbating the problem, as low income individuals preferred to suffer unfair housing conditions rather than to risk losing their residence and having to find new housing in an expensive market. They felt that they had no choice.

SECTION 3: Evaluation of Jurisdiction’s Current Fair Housing Legal Status

This section describes the legal status of San Luis Obispo County and its cities with regard to actions being taken by state or federal housing agencies in response to fair housing complaints. The tables below summarize the number of fair housing cases that have been filed with the federal Department of Housing and Urban Development (HUD) and the California Department of Fair Employment and Housing (DFEH).

3.1 Fair Housing Complaints or Compliance Reviews by the Secretary of HUD and by the California Department of Fair Employment and Housing

The County requested information from HUD and DFEH regarding all fair housing cases originating within San Luis Obispo County and its cities. Both agencies have provided case summaries that list the fair housing cases processed between 2000 and 2009. None of the cases have resulted in legal action by HUD or DFEH. For the sake of comparison, the case information from the County’s 2005 Analysis of Impediments is included in the following tables.

**Table 3.1 - Fair Housing Cases Filed by HUD and DFEH
During the 2005 and 2010 AI Time Periods***

	2005 AI (Time period - 2000 to 2004)			2010 AI (Time period - 2005 to 2009)		
Basis	HUD	DFEH	Total	HUD	DFEH	Total
Race	3	4	7	1	3	4
Religion	0	2	2	2	1	3
National Origin	0	4	4	3	1	4
Sex	0	3	3	2	7	9
Marital Status	0	4	4	0	1	1
Disability	6	12	18	27	14	41
Familial Status	0	3	3	7	6	13
Retaliation	0	1	1	3	0	3
Income Source	0	1	1	0	0	0
Association	0	3	3	0	3	1
Total	9	37	46	40**	28**	68**

** Some of the cases have more than one basis, so the actual number of cases is lower.

**Table 3.2 - Fair Housing Cases Closed by HUD and DFEH
During the 2005 and 2010 AI Time Periods**

	2005 AI (Time period - 2000 to 2004)			2010 AI (Time period - 2005 to 2009)		
	HUD	DFEH	Total	HUD	DFEH	Total
Case resolved	1	7	8	13	8	21
No cause*	6	13	19	15	14	29
Client withdraws	2	0	2	0	5	5
Admin. Closure	0	0	0	6	0	6
Other agency	0	3	3	0	1	1
Sent to Court	0	0	0	0	0	0
Total	9	23	32	34	28	62

*No Cause includes cases that were closed when HUD lacked jurisdiction. Example - federal fair housing laws do not apply to small projects, when one owner rents a room in his residence, or owns a total of three units.

In the 2005 and 2010 AI time periods the majority of fair housing cases (40% to 60%), were filed on the basis of disability. This includes individual with mental and/or physical disabilities. The number of cases filed with HUD and the DFEH involved only a small percentage of the total population (0.025%). In 2009 there were approximately 270,429 people in the County, and 68 fair housing cases were filed between 2005 and 2009. This amounts to 1 case for every 3977 individuals. The low case numbers may reflect reluctance by some citizens to enter the formal review process and also the long distance from the county to the offices of these agencies. The DFEH office is in Los Angeles and the HUD offices are in Los Angeles and San Francisco. In San Luis Obispo County, as in Kern and Santa Barbara Counties, there are local fair housing agencies that carry a large volume of fair housing discrimination cases. In this County there is the California Rural Legal Assistance, Inc. ("CRLA"), and Section 5 describes the activities of the CRLA and other local fair housing services.

At this point it is appropriate to explain how HUD handles fair housing complaints. *Complaints* of fair housing violations are filed with the HUD Secretary. The Secretary does *compliance reviews* which evaluate whether or not discrimination with regard to fair housing has occurred. A *finding of discrimination* is issued by the Secretary if the review indicates that discrimination has occurred. A *charge* is issued if a complaint has merit.

Housing discrimination *complaints* in the County have been tracked by HUD since 1989. Complaints can be filed either with HUD's Office of Fair Housing or with the state's Office of Fair Employment and Housing. These are investigated and a *charge* issued if a complaint is found to have merit.

HUD also does *compliance reviews*, and may review the fair housing activities of an entire jurisdiction, region or a housing related organization that receives federal funding. The review may be done as part of regulatory compliance program such as the regular review of a public housing authority, or it can be triggered by a complaint filed with HUD. A compliance review evaluates fair housing planning activities, complaints, and actions. For example, in 2004 a compliance review was completed with regard to the Housing Authority of the City of San Luis Obispo's low rent housing program. This review focused on the administration of the waiting list related to the discrimination based on race, color, or national origin. The Housing Authority was found to be in full compliance of federal Title VI requirements.

3.2 Fair Housing Discrimination Suits filed by the Department of Justice or Private Plaintiffs

No fair housing discrimination cases originating in San Luis Obispo County were referred by HUD to the Department of Justice (DOJ) for action during either the 2005 or 2010 AI time periods. HUD also negotiated a total of \$22,750 in compensation for three fair housing cases during the 2010 AI time period (2004 to 2009). In other actions, CRLA successfully concluded a fair housing discrimination lawsuit in 2004, and compensation was awarded by the court to the plaintiffs. That lawsuit case involved the sexual harassment of elderly female tenants in a rest home in Atascadero.

3.3 Reasons for Any Trends or Patterns

The number of cases filed with HUD and DFEH increased by almost 50% between the 2005 and 2010 AI time periods. Even with the larger 2010 AI caseload only a small percentage of the population (0.025%) is filing fair housing grievances with HUD or the DFEH. HUD and DFEH handle approximately 15 cases annually, and CRLA handles an additional 20 to 25 cases annually of fair housing complaints originating in San Luis Obispo County. CRLA advises that there is a need for more education and outreach. Fair housing violations in San Luis Obispo County tend to be subtle rather than blatant. Many landlords, tenants, home buyers and sellers do not have a complete understanding of the fair housing laws. Tenants and home buyers may not know that their fair housing rights are being violated or what resources are available if violations occur. Landlords and sellers may unknowingly be acting in violation of the laws.

Over 90% of the cases filed by HUD and DFEH are resolved. Nearly 50% of the cases are closed because no cause or violation was found or the complaint was withdrawn. Almost 10% of the complainants withdraw; perhaps they do not want to become involved in a lengthy process. Sometime the complainants withdraw because the mere act of filing a complaint results in a violator to become aware of the laws and removing the violation. In most instances more education and outreach would be beneficial. Complainants would be more able to recognize and document violations, landlords and sellers would be aware of fair housing laws and could remove unintentional violations or unlawful activities.

CRLA serves only the low and very low income segment of the population. In an expensive housing market the moderate and above moderate households must also be informed of their fair housing rights. In San Luis Obispo, Kern and Santa Barbara Counties, only HUD and the DFEH handle fair housing violations that affect moderate or above moderate income households. It is important to educate all income segments of the population in the ability to recognize and document fair housing violations, and to use the resources that are available to them.

3.4 Other Fair Housing Concerns or Problems

San Luis Obispo County has become one of the least affordable areas in the nation with regards to housing. The difficulty of finding affordable housing may cause tenants and home buyers to become more tolerant of fair housing violations. They may become willing to suffer inadequate or unsafe housing rather than face the risk of losing their residences and having to look for housing in a difficult market. Landlords and sellers may become more blatant and not fear prosecution. Again, more education and outreach would be beneficial to inform the community about fair housing rights and resources available, and to warn of the consequences of any violations.

SECTION 4: Identification of Impediments to Fair Housing Choice

This section evaluates the activities of public and private entities that could create or remove impediments to fair housing choices within San Luis Obispo County. The activities of three sectors are reviewed:

Subsection 4.1 – The Public Sector

Subsection 4.2 – The Private Sector

Subsection 4.3 – The Public and Private Sector

The public sector involves governmental activities such as zoning and public policies, public services, and the provision of public housing. The private sector involves the financial institutions that provide real estate loans and related transactions. The public/private sector involves government efforts to serve the housing market with education, mediation and enforcement of fair housing laws.

4.1 Public Sector

In this section, public policies and administrative actions are evaluated for their impact on fair housing choice. Often these activities require local agencies to balance competing goals and interests against each other. The following activities are reviewed:

4.1.1 Zoning and Site Selection

4.1.2 Planning and Zoning Boards

4.1.3 Building Codes

4.1.4 Neighborhood Revitalization, Employment-Housing-Transportation Linkage

4.1.5 PHA & Other Assisted Housing Provider Tenant Selection Procedures, Housing Choices

4.1.6 Sale of Subsidized Housing & Possible Displacement

4.1.7 Property Tax Policies

4.1.1 Zoning and Site Selection

The California Legislature has delegated to local government specific responsibilities and discretionary authority over the development and uses of land. Each city and county may influence the location, density, and appearance of housing units in their jurisdiction. The primary control is the general plan. The general plan has zoning ordinances and land use policies that establish the requirements for new development. In California each general plan also has a Housing Element, which addresses government and non-governmental constraints to an adequate supply of housing for all income levels. The County's general plan does not contain policies or ordinances that violate state or federal fair housing laws.

Much of the County is rural unincorporated area, zoned for lower residential densities due to limited public services and the County's policies requiring protection of agricultural land and natural resources. Lower density zones often have a negative impact on the cost of housing

because larger lots may have higher land costs. Denser, urban level services and development are located in town sites along highway corridors and around the incorporated cities. There are nine urban communities in the County, most of which have public water and sewer service, schools, business districts and a variety of residential zones and housing stock. These unincorporated communities range in size, from Shandon (population of 982 in Year 2000) to Los Osos (population of 14,461 in Year 2000). Shandon is the only community that lacks a sewer system and therefore has no multi-family zoning or apartments. There are seven incorporated cities in the county, all of which have a full range of urban services and housing development. They range in size from Pismo Beach (population of 8,683 in Year 2000) to San Luis Obispo (population of 42,497 in Year 2000).

Impediments to fair housing may occur if the quality or extent of public services and facilities vary dramatically among residential neighborhoods. Municipal services are distributed equally throughout all of the urbanized areas of the County and its cities. Schools, parks, library facilities and public transit service can be found in all of the communities. Commercial development is generally located within the community or within close driving distance. However, the two rural communities of Shandon and San Miguel are located 10 to 12 miles away from significant commercial and medical services.

Impediments to fair housing may occur if zoning regulations discriminate against housing for certain people, or restrict who may live in a residential unit. State fair housing law specifically addresses discrimination against residential care facilities (i.e., women's shelters, half-way houses, and facilities for mentally or physically handicapped). California Health and Safety Code Section 1566.3 states that a residential care facility for six persons or less shall be treated no differently than any other family residence. The following table shows that facilities for six or less individuals do not require special approval in any residential zone in the County or in any of its entitlement cities. Larger group homes typically require a conditional use permit and public review.

Table 4.1 - Summary of Permit Requirements for Residential Care Facilities

Jurisdiction	Residential Zoning	Residential Care Facility - Less than 6 people	Residential Care Facility - More than 6 people
City of San Luis Obispo	Residential-1 Residential-2 Residential-3 Residential-4	Allowed Use -no conditional use permit " " "	Allowed Use -no conditional use permit " " "
City of Paso Robles	Residential-1 Residential-2 Residential-3 Residential-4	Allowed Use -no conditional use permit " " "	Approval of conditional use permit " " "
City of Atascadero	Res. Suburban Res Sin Fam x Res Sin Fam y Res Sin Fam z	Allowed use-no conditional use permit " " "	Approval of conditional use permit " " "
City of Grover Beach	Residential-1 Residential-2 Residential-3	Allowed use-no conditional use permit " "	Requires approval of use permit " "
City of Pismo Beach	Res. Single (low) Res. Multi (med) Res. Resort	Allowed Use -no conditional use permit " " "	Approval of conditional use permit " " "
City of Arroyo Grande	Res. Estate Res. Hillside Res. Rural Res. Suburban Single Family Village Resident'l Multi-Family Mobile Home Pk.	Allowed use-no conditional use permit " " " " " " "	Allowed use-no conditional use permit " " " " " Approval of Conditional Use Permit " "
County of San Luis Obispo	Single Family Multi-family	Allowed use-no conditional use permit	Approval of conditional use permit minimum site area of 20,000 sq. feet

In the County's 2004 Fair Housing Survey described in Section 2.5, there were two survey questions that addressed the local government's impacts on the housing market. A total of 31 survey forms were returned, and the responses to the two questions were as follows:

- Have government zoning and building codes encouraged housing discrimination?
8 Yes 18 No
- Have government zoning and building codes discouraged affordable housing?
17 Yes 12 No

Eight organizations answered the first question by indicating that government regulations are encouraging housing discrimination. Yet the comments provided in the surveys show that four of these organizations actually consider the shortage of affordable housing to be a form of housing discrimination. They consider the shortage to be a result of high land prices and government restrictions on new housing development. Two organizations did not provide any comments. One of the eight responses cited the occurrence of "Nimby-ism" in the public hearing/permit process as a form of discrimination. Most of the "yes" responses to the second

question included comments criticizing a slow permit process or excessive regulations for discouraging the development of affordable housing.

The lack of affordable housing itself is not a form of discrimination, but discriminating could occur as a result of a shortage of housing. Some examples of the survey comments regarding housing discrimination and the lack of affordable housing appear below:

- *California Property Services* – “Many cities have reduced density or discouraged the building of apartments.”
- *Home Builders Association of the Central Coast* – “They discourage density and diverse housing types and make housing more expensive by taking so long to approve projects.”
- *Aids Support Network* – “Primarily in-lieu fees are paid by developers to avoid constructing low-income housing. Movement is still towards high end in-fill development as home still command \$500,000.”
- *People’s Self-Help Housing Corporation* – “Zoning still requires hearings that turn into a circus and end up being about “those people” rather than legitimate development concerns.”

Many organizations are concerned about government’s influence on housing development. The two survey comments appearing below are directly in response to the question about how local government is affecting the development of affordable housing:

- *Habitat for Humanity* – “Insufficient land zoned for multi-family residences both rental units and condo or duplex home ownership units. Development fees and lengthy review processes make building affordable housing harder.”
- *The Mortgage House* – “It certainly can be said that certain zoning and building codes discourage affordable housing for many reasons, not the least of which is the complicated and lengthy process, which takes additional time and investment on the part of the developer, and certainly the expense of complying with codes can be deleterious to purchasers and renters – the cost of building or maintaining are almost always passed on to users. The continual increasing of fees to builders is of great concern, especially in this sensitive area where we may be trying to serve the underserved.”

The County and its cities are sensitive to the shortage of affordable housing and are responding with various ordinance amendments and policy changes. The County and four of the cities have adopted inclusionary housing ordinances. The County’s 2009 Housing Element incorporate several programs that will encourage the development of affordable housing:

- Program HE 1.A – designate more land for residential development and increase the supply of available, suitable land that is zoned for affordable (multi-family) housing.

- Program HE 1.C – reduce and defer fees for affordable housing development.
- Program HE 1.H - provide direct financial assistance for housing for low income and special needs households. This includes using federal HUD funds to build affordable housing stock, support rental assistance programs, and to support services for homeless and special needs individuals.
- Program HE 1.I – provide on-going support for the Housing Trust Fund. In 2003-2005 the County provided \$225,000 in start-up funds, and then an additional \$200,000 in 2005-2008 to the newly formed, non-profit Housing Trust Fund of San Luis Obispo County.
- Program HE 1.L – establish minimum development densities of 20 units/acre in areas with existing multi-family zone. This would encourage higher density, affordable-by-design housing.
- Program HE 1.R –streamline the permit process for housing that accommodates persons with disabilities.
- Program HE 1.S – amend the County’s ordinances and General Plan to facilitate development of senior-friendly communities and housing.

4.1.2. Planning and Zoning Boards

There is an important relationship between the membership of planning and zoning boards and the decisions that they make regarding community development and housing availability. Ideally, the membership of legislative bodies and advisory committees would include representatives of all citizens in the community, including lower income racial and ethnic groups, gender categories, persons with disabilities, and families with children. However, local government agencies have no control over the selection of the elected officials who will serve on the City Councils and the County Board of Supervisors, nor about the choices that elected officials make when selecting people to serve on advisory committees and public commissions. School boards, community service district boards and other vital community positions are also filled through the public election process. Local government agencies do act to educate the public and elected officials of the importance of engaging the community at large in the local decision making process. For example, San Luis Obispo County holds annual training seminars for its planning commissioners and community advisory groups to raise the group’s collective planning skills and to impress upon them the responsibility of fairly representing their communities. And in the community of Oceano, where there is an ethnic mix of 48.9% white and 44.6% Hispanic the County conducted bi-lingual noticing and workshops (with Spanish speakers) when it produced the Oceano Specific Plan.

The county-wide population is primarily white, but there are some communities near agricultural areas with a large number of Hispanic members. The ethnic make-up of the county

and two of its major cities appears below (source - U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics):

<u>Countywide</u>	76.1% - 187,840	White
	16.3% - 40,196	Hispanic
	3.6% - 8,839	Asian
	2.4% - 5,995	Black
	2.1% - 5,084	Native American
	<u>0.3% - 760</u>	<u>Hawaiian/Pacific Islander</u>
	100.8% - 248,714	Total (includes individuals of mixed race)
	100.0% - 246,681	Total (actual)
 <u>Paso Robles</u>	 64.2% - 15,600	 White
	27.7% - 6,735	Hispanic
	4.1% - 1,005	Black
	2.6% - 643	Asian
	2.5% - 604	Native American
	<u>0.3% - 81</u>	<u>Hawaiian/Pacific Islander</u>
	101.4% - 24,668	Total (includes individuals of mixed race)
 <u>City of San Luis Obispo</u>	 78.7% - 34,756	 White
	11.7% - 5,147	Hispanic
	6.5% - 2,855	Asian
	1.9% - 853	Black
	1.5% - 683	Native American
	<u>0.4% - 157</u>	<u>Hawaiian/Pacific Islander</u>
	100.7% - 44,451	Total (includes individuals of mixed race)

The ethnic make-up of the elected boards and councils is predominantly white, even in the communities where the minority ethnic groups represent a combined total of 30% or more of the population. The lack of minority representation is noteworthy. However, minority groups are active in local politics. For example, on the five member County Board of Supervisors, one member, K.H. “Katcho” Achadjian, is of Armenian heritage. The area’s state senator, Abel Maldonado, is of Hispanic heritage.

4.1.3 Building Codes and Their Enforcement

Generally, the building codes implemented by the various jurisdictions are based on the California Building Code that was adopted by the State of California. California’s codes incorporate the Uniform Building Code (published by the International Organization of Building Officials) and are in conformance with Title 24, State of California disabled access requirements.

Enforcement of building codes for new structures or alterations to existing structures is the responsibility of the building inspectors. Enforcement of codes in existing structures is carried out on a complaint basis. Enforcement actions are undertaken with the immediate emphasis on any health and safety concerns. Voluntary compliance is sought, and any court action against a landlord or owner is used as a last resort. Displacement of residents is avoided if at all possible.

Few complaints are received regarding violations of the handicap access codes in housing construction. The handicap access codes are relatively new, so only a small percentage of the housing stock has been built since the codes were implemented. Construction workers and inspectors have been able to comply with the codes. As a protected class, people with disabilities are unique because they are the only minority that can be discriminated against solely by design of the housing unit. The federal disabilities laws established design and construction requirements for multifamily housing built after March 13, 1991. The law provides that a failure to design and construct multifamily dwellings to include certain handicap access features will be regarded as unlawful discrimination. These requirements apply to all new multifamily housing that consists of four or more dwelling units.

4.1.4 Neighborhood Revitalization, Employment-Housing-Transportation Linkage

Neighborhood Revitalization

A significant aspect of fair housing choice is neighborhood revitalization in the areas where low and moderate income families live. Low income families will benefit from better neighborhood environments which encourage good housing. Revitalization efforts throughout the County and its cities are focused primarily on upgrading existing business districts and are being done by local redevelopment agencies. Four cities in the County have redevelopment agencies. The state laws that govern redevelopment districts require a one-for-one replacement of all low and very low income housing units that are removed by new development in the district. Each district has a “housing set-aside fund” into which a percentage of the district’s growing property taxes (20%) are collected to use for the development of affordable housing units in the district.

The County is an entitlement jurisdiction and receives an annual allotment of federal funds from HUD. Five of the seven local cities are partners with the County in the HUD funding programs and receive HUD funds through the County. These funds are allocated by the County and by the cities to projects and community improvements in low income neighborhoods. A partial list of HUD funded projects from the past four grant years (2005 through 2009) appears below:

- Repair to the Oceano community sewer system (earthquake damage).
- Construction of community storm and flood drainage systems in San Miguel (Mission Street) and Grover Beach (Mentone Street).
- Rehabilitation of (EOC) public health clinics in San Luis Obispo, Arroyo Grande and Nipomo, (EOC) Nipomo Children’s Center, the Nipomo and Oceano Senior Centers, North County

- Women's Shelter, People's Self-Help rental housing, the homeless shelter and homeless day center in San Luis Obispo and the Anderson Hotel (senior housing) in San Luis Obispo.
- Rehabilitation of the Paso Robles Children's Museum, the Southern Pacific Railroad Freight Warehouse Museum in San Luis Obispo and the San Luis Obispo historic adobe.
- Rehabilitation of the Arroyo Grande redevelopment area (business facades and street landscape).
- Downtown street enhancement in San Miguel.
- Code enforcement in the redevelopment areas of Arroyo Grande and Atascadero.
- ADA upgrades (Americans with Disabilities Act) and removal of architectural barriers in public parks, street intersections, city halls and community centers throughout the County and its cities.

In addition, Community Action Partnerships (CAP-SLO) provides weatherization programs. CAP-SLO installs energy conservation and weatherization measures, and replaces furnaces and water heaters. This work is done under contract with the Pacific Gas & Electric Company, Southern California Gas Company and the State of California (LIHEAP and DOE programs). These programs will have a combined budget of approximately \$3.7 million in 2010. The work is performed on approximately 3,500 homes each year. Expenditures per home can range from \$400 up to as high as \$6,500.

CAP-SLO also performs home repair programs county-wide. The projected budgets for 2010 are as follows:

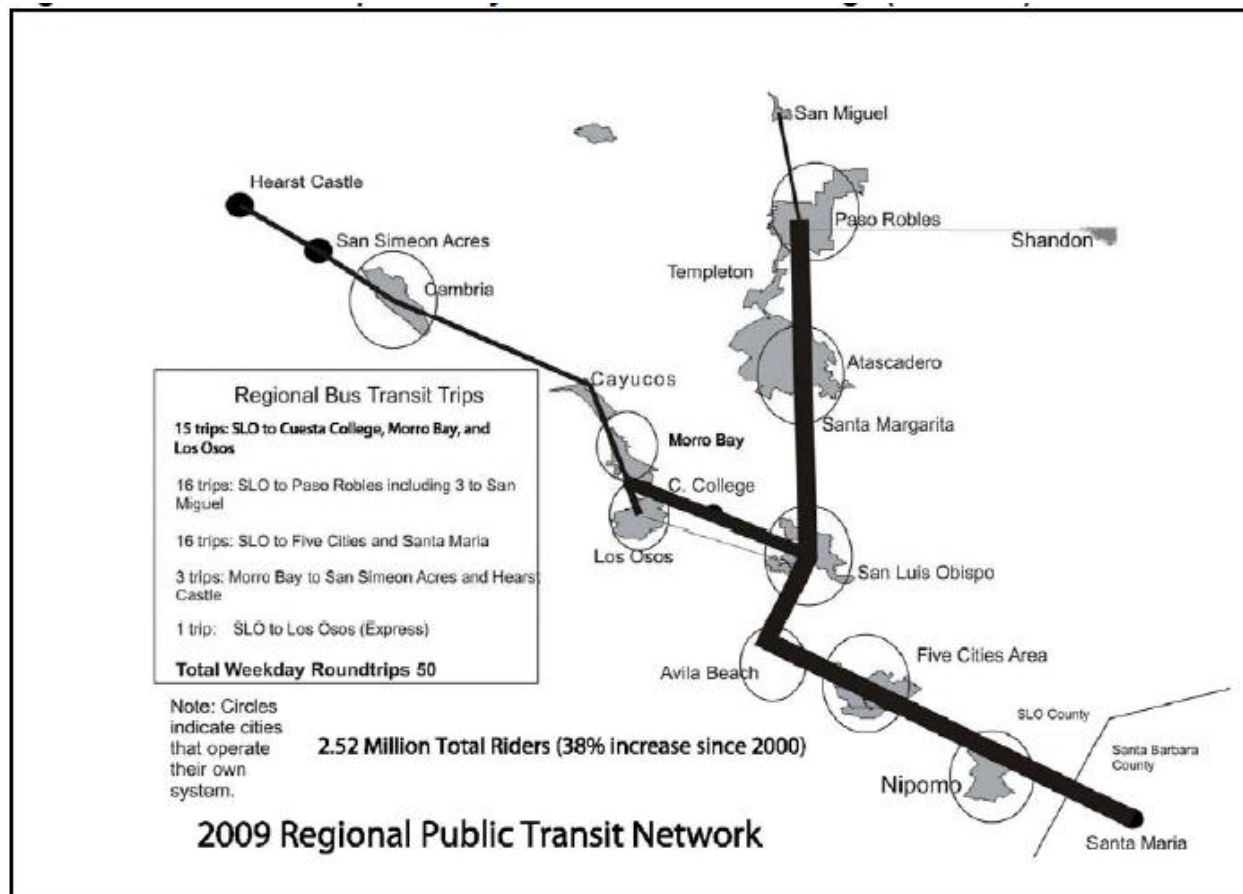
Pismo Beach Home Improvement	\$300,000
Grover Beach Home Improvement	\$150,000
Area Agency on Aging Senior Home Repair	\$130,000
CDBG Home Repair (County of SLO and City of Grover Beach)	\$30,000

Expenditures per home for home repairs range from \$300.00 to as high as \$15,000. The County funded minor-home repair program has a spending limit of \$3,000 per house.

Employment-Housing-Transportation Linkage

State and federal transportation funds are provided to the County and its cities each year to help pay for roadway improvements and public transportation. The San Luis Obispo County Council of Governments (SLO-COG) is the governing board that administers the transportation funds. Each year SLO-COG completes a Transit Needs Assessment (TNA) that provides an evaluation of the regional public transit system and that becomes the basis for transit funding decisions. The 2009 TNA concludes that the current public transportation service appears to be adequate given the county's geographic size and population base. The Regional Transit Authority (RTA) provides a county-wide fixed route service that follows the major highway corridors. In addition, nine communities have their own fixed route services, and five more communities have dial-a-ride services. There is a regional ADA compatible transit service called RideAbout that provides complimentary service with the fixed-route buses (per federal mandate). These transit services link together to serve the entire county.

San Luis Obispo County Transit Service Coverage (Fall 2009)



Source - San Luis Obispo Council of Governments – 2009 Transit Needs Assessment Update – October, 2009 p.6

Except for Dial-A-Ride, nearly all other public transit systems had increased ridership counts between 2000 and 2009.

Ridership Trends – 2000 to 2009

Transit System	2000/2001 Ridership	2008/2009 Ridership	FY 2001 to FY 2009
Local Fixed Route Transit Services			
Atascadero	24,690	90,246	265.52%
Paso Robles	71,100	151,473	113.04%
SCAT	144,138	218,683	51.72%
SLO Transit	847,671	1,008,043	18.92%
Local Fix. Rte.Subtotal	1,087,599	1,468,445	35.02%
Local Dial-A-Ride Transit Services			
Atascadero	31,680	24,224	-23.54%
Morro Bay	43,880	30,973	-29.41%
Nipomo	2,385	13,992	486.67%
Paso Robles	11,205	9,480	-15.39%
South Bay	24,955	17,829	-28.56%
D-A-R Subtotal	114,105	96,498	-15.43%
Regional Services			
RTA fixed route	281,946	552,781	96.06%
Ride-On TMA	158,300	151,251	-4.45%
Ride-On CTSA	128,000	158,554	23.87%
RunAbout (ADA)	18,310	30,167	68.85%
Regional Subtotal	586,556	892,753	30.59%
All Services Total	1,788,260	2,457,696	26.74%

Source - San Luis Obispo Council of Governments – 2009 Transit Needs Assessment Update – October, 2009 p.13

Many communities would support an increased level of transit service. The increased costs of car ownership (gas, insurance, etc.) and the County's low salary averages are factors. There are also several socio-economic factors – the population density, the transit-prone age groups (youth below driving age and seniors over 65 years old), the pool of social service clients (as a share of the local population), the number and share of lower income households, and the geographic pattern of college students (Cal Poly State University, Cuesta Community College main campus and north county satellite campus, and Allan Hancock Community College).

The 2009 TNA identified weakness in the public transit system that should be addressed:

- A lack of convenient connections across all of the transit systems (lack of schedule coordination).
- A lack of understandable, bi-lingual signs and hand-outs telling how/where transfers can be made.
- Two areas with the greatest need for bi-lingual out-reach and transit awareness are Paso Robles and the five-cities area.
- Up until 2008 improvements had been made to coordinate the services among the different transit systems. But recent budget cuts have caused setbacks:
 - Local transit services have scaled back early morning and evening routes that connected to the regional bus lines.
 - There is no longer any weekend regional connection with local Dial-A-Rides.
 - Senior shuttle services in local areas no longer have the same service days, making senior travel across sub-regions impractical.

The 2009 TNA also discussed service improvements that were made in 2008/2009 in response to these identified shortfalls:

- The one-time input of federal American Recovery and Reinvestment Act (ARRA) funds was spent on several new vehicles and capital improvements (i.e., park-and-ride lots).
- Park-and-ride facilities act as a transit center among regional and local systems. Park-and-ride lots were expanded or created in Pismo Beach, Grover Beach, Arroyo Grande, and Templeton.
- A Regional Ride Guide Map was developed and issued (a bi-lingual, colored fold-out map). It shows all of the fixed-route services, time schedules and transit centers.
- Paso Robles “re-branded” its local transit service from Paso City Area Transit Service to “Paso Express.” This increases the visibility of the transit system.
- San Luis Obispo local transit (SLO Transit) bought eight new buses with a new color scheme and easier passenger boarding/seating features.
- The local transit services have begun working together to coordinate their senior citizen outreach and benefits, such as the “80+ VIP Pass” free ride program.

The public transit ridership has shown a steady increase over the past four years. The combined total ridership of all the transit services increased by 26.7% between 2000 and 2009. Yet local public transit systems are currently facing funding cut-backs, which impairs their ability to coordinate their services and extend service times to early morning, evenings and weekends.

4.1.5 PHA & Other Assisted Housing Provider Tenant Selection Procedures; Housing Choices for Certificate & Voucher Holders

In San Luis Obispo County the PHA (public housing authority) that administers the rental assistance programs for the entire county is the Housing Authority of the City of San Luis Obispo (“HASLO”). HASLO operates both the Section 8 program and the Tenant Based Rental Assistance (“TBRA”) program. Both programs are administered in conformance with federal regulations. At least 90% of the tenant households shall not earn more than 60% of the county-wide median income. The chart below shows that 100% of the TBRA households and 93% of the Section 8 households are very low or extremely low income households.

Table 4.3 - Rental Assistance Programs - Household Incomes

% of Median Income	TBRA Program 72 households total	Section 8 Program 1788 households total
30% of median income = extremely low income household	53 ext. low income households = 74% of TBRA total	1285 ext. low income households = 72% of Section 8 total
50% of median income = very low income household	16 very low income households = 22% of TBRA total	411 very low income households = 23% of Section 8 total
80% of median income = low income household	3 low income households = 4% of TBRA total	90 low income households = 5% of Section 8 total

Sources: Housing Authority of City of San Luis Obispo Rental Assistance Program – Household Income Report of 04/15/10 (covering period of 07/01/08 to 06/30/09 for Section 8, and 07/01/08 to 04/15/10 for TBRA).

The ethnic make-up of the households selected for the rental assistance programs reflects the ethnic composition of the county's population. The demographic information appearing below comes from the U.S. Census Bureau - Census 2000 – Profiles of General Demographic Characteristics.

<u>Countywide</u>	76.1% - 187,840 White
	16.3% - 40,196 Hispanic
	3.6% - 8,839 Asian
	2.4% - 5,995 Black
	2.1% - 5,084 Native American
	<u>0.3% - 760 Hawaiian/Pacific Islander</u>
	100.8% - 248,714 Total (includes individuals of mixed race)
	100.0% - 246,681 Total (actual)

The chart on the following page provides information on the ethnic make-up of the households benefitting from the Section 8 and TBRA programs.

Table 4.4 - Rental Assistance Programs - Household Ethnic Composition

Ethnic Group	Section 8 Program	TBRA Program
White	80%	74.5%
Black	3%	1%
Native American	1%	0%
Asian	1%	0%
Hispanic	15%	24.5%
Total	100%	100%

Sources: Housing Authority of City of San Luis Obispo – Section 8 & TBRA Tenant Characteristics Report dated April 15, 2010 (Sec. 8 reporting period = April '09 to March '10, and TBRA reporting period = July '08 to July '09)

The TBRA program receives all of its client referrals from non-profit agencies that serve the special needs population of the County. This includes women's shelters, substance abuse recovery groups, mental health agencies and agencies that serve low-income disabled individuals. Therefore, the TBRA client base may not reflect the County's population demographics as closely as the Section 8 program does. The non-profit agencies who refer their clients to the TBRA program all belong to the San Luis Obispo Supportive Housing Consortium, whose 22 members include the San Luis Obispo and North County Women's Shelters, County Mental Health Services, Transitions, SLO Supported Living, Independent Living Resource Center, Life Step Foundation, Family Care Network, Inc., and the AIDS Support Network.

Households who are selected to receive rental assistance or vouchers from the Section 8 and TBRA Programs must locate a rental unit for their use. The distribution of the units in the programs has been unrestricted and county-wide. Most households choose units that are located within the urban centers of the county. The list below shows the location of the units in the TBRA program. Nearly all of the units are private rental units that were available on the open market. Only a few of the units are located in subsidized housing projects.

Table 4.5 - Location of Rental Units in TBRA Program

<u>TBRA Units Located in Cities</u>		<u>TBRA Units in Unincorporated Areas</u>	
(North County area)		(North County area)	
Atascadero	15 units	Templeton	1 units
Paso Robles	13	Santa Margarita	1
		San Miguel	2
(Central County area)		(Central County & North Coast)	
San Luis Obispo	5 units	Los Osos	4 units
Morro Bay	5	Cambria	0
(South County area)		(South County area)	
Arroyo Grande	7 units	Oceano	4 units
Pismo Beach	1	Nipomo	6

Grover Beach	9		
Total	55 units	Total	18 units

Source: Housing Authority of the City of San Luis Obispo - TBRA Unit Location Report dated April 15, 2010
(reporting period of July '08 to June '09)

4.1.6 Sale of Subsidized Housing and Possible Displacement

San Luis Obispo County does not have a large number of subsidized housing projects. Not until 1994 did HUD recognize the County as an urban county and allow it to apply directly to the federal government for HUD funding. The County is now an entitlement jurisdiction and directly receives an annual allocation of HUD funds. The County disburses the HUD funds to participating local cities and projects. The County and its cities do not have dense urban centers and HUD funded projects seldom trigger displacement or relocation of existing residences or businesses. As the HUD funds are disbursed, the County ensures that any displaced persons or groups are notified and provided the benefits that they are entitled to pursuant to the Uniform Relocation Act and Section 104(d) of the Housing and Community Development Act of 1974.

The following table describes subsidized rental housing projects by project size, the government funding sources for each project, and whether the projects are at-risk of being removed from the rental assistance programs and sold on the open market in the next five years.

Table 4.6 - Subsidized Rental Housing Projects

Project	Assisted Units	Government Funding Source	At-Risk
Housing Authority of City of San Luis Obispo (family & senior housing)	Total: 218 unit located county-wide	Owned and operated by Housing Authority of City of San Luis Obispo	No
Oak Park Apt, Paso Robles (family & senior housing)	Total: 150 units	Operated by Paso Robles Housing Authority	No
Creston Garden Apts. Paso Robles (family housing)	Total: 60 units	Federal Rural Housing Service 515	No
Paso Robles Garden Apts. Paso Robles (family housing)	Total: 26 units	Federal Rural Housing Service 515	No
Los Robles Terrace, Paso Robles (senior housing)	Total: 40 units	HUD Section 202 for mortgage financing	No
River View Apts. Paso Robles (senior & family housing)	Total: 48 units	Federal Rural Housing Service Section 515 Program for mortgage financing	No

Hacienda del Norte, Paso Robles (senior housing)	Total: 44 units	HUD Section 221(d)(3) Program for mortgage loan insurance, Section 8 Loan Management Set Aside for rent subsidies	Yes, but subject to right of first refusal for public & non-profit groups. Owners are asking HUD for extension of Sec. 221(d)(3) benefits
Rolling Hills Apts. Templeton	Total: 53 units	Federal Rural Housing Service Section 515 Program for mortgage financing	Yes, but nonprofit Peoples Self-Help will assume USDA loan with new 55 year term
Macadero Apts. Atascadero	Total: 19 units	Federal Rural Housing Service, owned by San Luis Obispo City Housing Authority	No
Atascadero Village, Atascadero	Total: 22 units	HUD 221(d)(4) for mortgage loan insurance, Section 8 for rental assistance	Yes, effective 2/16/02 (2002)
Project	Assisted Units	Government Funding Source	At-Risk
Dan Law Apts. San Luis Obispo	Total: 7 units	HUD Section 236 Program for mortgage financing interest reduction, HUD Section 8 Loan Management Set Aside for rental subsidy	No
Parkwood Village Apts. San Luis Obispo	Total: 34 units	SLO City sponsored multi-family housing revenue bonds	No
Judson Terrace Homes, San Luis Obispo (senior housing)	Total: 139 units	HUD Section 202 Program for mortgage financing, Section 8 Rental Assistance (43 units), CDBG financing (32 units)	Yes with 43 units on Section 8, but non-profit owner intends to keep the Section 8 contract.
Anderson Hotel San Luis Obispo (senior housing)	Total: 68 units	HUD Section 8 Rental Assistance, long term lease to San Luis Obispo City Housing Authority	No
Park Hotel, San Luis Obispo	Total: 20 units	HUD Section 8 Rental Assistance, partnership with San Luis Obispo City Housing Authority	No
Madonna Road Apts. San Luis Obispo	Total: 120 units		No
Pacific View, Morro Bay (senior housing)	Total: 39 units	HUD Section 208 Program, Federal Rural Housing Service 515	No
Sea Breeze Apts. Los Osos	Total: 28 units	CDBG	No

South Bay Apts. Los Osos (family housing)	Total: 75	CDBG	No
Parkview Manor, Arroyo Grande	Total: 64 units	HUD Section 236 Program, Section 8 Rental Assistance	
Schoolhouse Lane Apts. Cambria (family housing)	Total: 24 units	CDBG	No
Belridge Apts. Oceano	Total: 12 units	CDBG	No
Las Brisas Apts. Oceano	Total: 16 units	CDBG	No
Templeton Place Apts. Templeton (senior housing)	Total: 29 units	CDBG	No
Villa Paseo Apts. Paso Robles (senior housing)	Total: 108 units	California LIHTC Tax Credit Program	No
San Luis Bay Apts. Nipomo	Total: 120 units	California LIHTC Tax Credit Program	No
Creekside Gardens Apts. Paso Robles (Sr. housing)	Total: 29 units	HOME & LIHTC Tax Credit Program	No
Project	Assisted Units	Government Funding Source	At-Risk
Canyon Creek Apts. Paso Robles (family Housing)	Total: 68 units	HOME & LIHTC Tax Credit Program	No
Del Rio Terrace Apts. San Luis Obispo (senior housing)	Total: 41 units	Owned by San Luis Obispo City Housing Authority	No
Atascadero Senior Apts. Atascadero (senior housing)	Total: 19 units	Owned by San Luis Obispo City Housing Authority	No
So. Higuera St. Apts. San Luis Obispo (family housing)	Total: 27 units	HOME	No
Lachen Tara Apts. (family housing)	Total: 28 units	HOME & SLO County land grant	No
Oak Park Senior Apts. Paso Robles (senior housing)	Total: 40 units	HOME, owned by Paso Robles Housing Authority	No
Cortina d' Arroyo Grande Senior Apts. Arroyo Grande (senior housing)	Total: 108 units	Arroyo Grande City redevelopment funds & LIHTC Tax Credit Program	No

Of the 34 subsidized rental projects listed above, only Atascadero Village (22 units) could be sold and removed from the subsidized housing stock. At this point the project owners have not indicated whether they intend to renew their rental subsidy contract or sell the project. Both the County and the Housing Authority of the City of San Luis Obispo are available to assist the project owners and retain the project in a subsidized rental program.

In addition to rental properties the non-profit People's Self Help Housing Corporation has built home ownership projects. These are "sweat equity" projects in which qualified low and very low income families build their own single family residences. A total of 230 houses built since 1984, and 28 more "sweat equity" houses are currently under construction. These units are subject to the resales restriction set forth by the County and by the federal funding programs that supported the projects (i.e., CDBG, HOME Partnerships Investment Program, and the Rural Housing Service 502 Program). In addition, the local chapter of Habitat for Humanity has completed and sold 12 very low income housing units. Habitat will soon start construction on two more units.

4.1.7 Property Tax Policies

In California the property tax policies and assessment procedures are governed by uniform standards that have been set State legislation (Proposition 13). Since 1978, the base value for property tax assessment is increased a maximum of 2% annually but is not fully reassessed until the property is sold. This policy results in higher property taxes for new property owners, but it is not discriminatory towards any particular protected group.

4.2 Private Sector - Lending Policies and Practices

This section provides an analysis of the local home mortgage loan market. If unfair lending practices make it difficult for a qualified individual to obtain a home mortgage loan, then that person's ability to obtain housing has been impeded. Data about home mortgage lending patterns is available on the website of the Federal Financial Institutions Examination Council (FFIEC) at www.ffiec.gov. In 1975 Congress enacted the Home Mortgage Disclosure Act (HMDA). This regulation requires many banks, credit unions, and other home mortgage lending institutions to submit loan data to the FFIEC. The data assists regulators and the public in identifying possible discriminatory lending patterns.

HMDA data comes with certain limitations. Not all lenders must report loan data. The lenders who do report to the FFIEC are not able to provide home pricing data for each loan, nor the credit characteristics of loan applicants, loan-to-value ratios and other information that is necessary for underwriters to complete the home loan process.

This section uses HMDA data for 2008 and population data from the 2000 Census (U.S. Census Bureau). Conventional home loans are evaluated. Government supported loans (i.e., FHA, VA, FSA/RHS home purchase loans) are also evaluated, although such loans constitute a small

segment of the loan volume (186 of 1441 loans = 14% of the total in 2008) and unrestricted conventional home loans are more reflective of the open market. The tables below compare the loan data of the national and local population bases. The first table shows that the ethnic mix is similar, except that the County has fewer Black and Asian residents, but more Hispanics and Whites.

Table 4.7 - Ethnic Mix of National and Local Population Bases

Ethnic Group	United States		San Luis Obispo County	
Am. Indian	2,419,895	0.80%	2,435	0.93%
Asian	13,164,164	4.37%	8,243	3.14%
Black	37,131,771	12.33%	4,953	1.89%
Hispanic	45,432,158	15.08%	49,172	18.75%
White	223,965,009	74.25%	224,177	85.49%
Total	301,237,703	100%	263,238	100%

Source: U.S. Census – American FactFinder –B02001 – Race – United States – 2006-2008

U.S. Census – American FactFinder –B03001 – Hispanic or Latino – United States – 2006-2008

U.S. Census – American FactFinder –B02001 – Race – San Luis Obispo County – 2006-2008

U.S. Census – American FactFinder –C03001 – Hispanic or Latino –San Luis Obsipo County – 2006-2008

The table on the following page compares the percentage of loan applications submitted by each ethnic group and the percentage of applications that were denied. In this County all ethnic groups except for Asians benefit from a loan denial rate that is below the national average. The number of loan applications submitted by Asian, Black and Hispanic residents is below the national average. Asian and Black residents are small segments of the County's population and submit a smaller portion of the County's loan applications. But the local Hispanic population is larger than the national average and has submitted a lower percentage of loan applications. It is possible that the 2007/2009 recession has caused unknown influences on the confidence level of the local population and on who is likely to submit mortgage loan applications. This situation should be monitored as the nation recovers from the economic recession.

Table 4.8 - Home Loan Denial Rates by Ethnic Groups

Ethnic Group	United States		San Luis Obispo Co.	
	Applications submit'd(% of all applic.)	Loans denied	Applications submit'd (%of all applic.)	Loans denied
Am. Indian	0.59%	0.97%	0.90%	0.80%
Asian	6.66%	5.87%	2.52%	3.19%
Black	5.97%	10.90%	0.29%	0%
Hispanic	9.34%	13.94%	5.14%	5.85%
White	77.45%	68.33%	91.15%	90.16%

Source: FFIEC - 2008 HMDA Data Table 4-2 for national and local metropolitan statistical areas.

Note: HMDA reports Hispanic population as a single ethnic group.

In both the local and national loan markets a higher percentage of the loan applications are submitted by white residences. This may be because white households have a higher average income than other households do. The table below compares the household incomes for national and local population bases. It is noteworthy that the median household income of Asians in the County is lower than for Asians nationwide, and that the local Asian population submits fewer applications.

Table 4.9 - Ethnic Group Income Levels
(2008 data not yet available for San Luis Obispo County)

Ethnic Group	United States	San Luis Obispo County
Am. Indian	\$30,293	\$36,957
Asian	\$51,967	\$39,861
Black	\$29,445	\$30,755
Hispanic	\$33,676	\$35,233
White	\$45,367	\$44,302

Note: 2000 Census reported household income by race alone/Hispanic mix and by race alone/not Hispanic. This table uses the categories of Hispanic, and race alone/not Hispanic.

The high housing costs make it difficult for lower income households to receive home loans. San Luis Obispo County has the third least the least affordable housing market in the nation in 2009. Even when the recession drove the median housing price down to \$360,000 in 2009, only 32.1% of the County residents could afford to buy a house. The County's real estate market is being carried by an influx of older, affluent households who are moving into the County. The newcomers are attracted to the County's natural, coastal setting and they may compel the local real estate market to keep its high prices permanently. The table below shows that denial of loan applications occurs more often for the households with the lowest income levels, especially in high cost housing areas. For comparison, the loan denial rates of two neighboring counties appear in the table. Housing prices in Santa Barbara County and San Luis Obispo County are high, while housing prices across the nation and in Kern County housing are more affordable.

Table 4.10 - Home Loan Denial Rates by Income Groups

Median Household Income	United States	San Luis Obispo County	Santa Barbara County	Kern County
below 50%	30.21%	21.95%	46.88%	43.44%
50-79%	19.97%	23.93%	20.24%	26.12%
80-99%	17.44%	13.71%	16.36%	20.84%
100-119%	16.18%	13.56%	18.75%	22.19%
120% or more	14.14%	12.99%	16.73%	19.31%

Source: FFIEC - 2003 HMDA Data Table 4-2 for national and local metropolitan statistical areas.

NOTE: At the end 2009 the median house sales prices for the four areas listed in Table 4.10 were as follows: United States, \$180,000, San Luis Obispo County, \$372,000, Santa Barbara County, \$315,000, and Kern County, \$135,000 (sources: National Association of Home Builders/Wells Fargo – Housing Opportunity Index – using the home values reported for the 4th Quarter, 2009 for the following metropolitan areas: United States – nationwide, San Luis Obispo County – San Luis Obispo/Paso Robles metro. area, Santa Barbara County – Santa Barbara/Santa Maria/Goleta metro. area, and Kern County – Bakersfield metro. area).

The housing market collapse of 2007/2008 triggered a nationwide economic recession. The recession is marked by job losses particularly in the construction and finance industries. There is currently a real estate “buyer’s market” with historically low home prices, low mortgage rates, and tax incentives for home buyers. Real estate foreclosure rates have been rising in 2009 and 2010, which keeps the housing prices down. But home sales are also at a historically slow pace, reflecting the public’s concern about the stability of the real estate market and national economy. Home sales may not climb until the labor market stabilizes in 2012 or 2013.

The table below shows that the primary reasons for loan denials to lower income households is an unfavorable “debt-to-income” ratio or insufficient collateral. This is to be expected in high

cost housing areas. When households must spend a large portion of their income on rent or mortgage payments their remaining available income may be inadequate to cover the loan payments for a new residence. A family emergency may sometimes force lower income households to borrow money or use credit to cover unexpected expenses, which may affect their credit history. And locally there is a shortage of affordable housing for sale. The County has responded by using much of the federal HUD funds it receives annually as matching funding on local subsidized housing projects, by sponsoring the establishment of a new Housing Trust Fund, and by initiating an effort to amend its ordinances with revisions that will encourage the development of more affordable housing.

Table 4.11 - Basis for Home Loan Denial

Median Household Income	Debt-to-Income Ratio	Employment History	Credit History	Collateral	Insufficient Cash
below 50%	50%	0%	13%	31%	0%
50-79%	44%	0%	10%	11%	11%
80-99%	33%	0%	6%	22%	14%
100-119%	16%	3%	11%	18%	11%
120% or more	17%	2%	6%	21%	4%

Source: FFIEC - 2008 HMDA Data Table 8-2 for San Luis Obispo County metropolitan statistical area.

In San Luis Obispo County home mortgage loans are not steered away from areas of lower income or with a higher mix of ethnic minority residents. The table below shows the percentage of loans granted to residents throughout the County. The FFIEC has arranged the HMDA data by census tracts, using the 2000 Census tracts that were sorted by income and ethnic mix. The percentage of loan granted to all tracts is fairly consistent. The County has no census tracts where 80% + of the population is a minority group or all low income.

Table 4.12 - Home Loan Approval and Denial Rates by Location (Census Tracts)

Ethnic Composition			
Type of Census Tract	Applications Received	Loans Approved	Applications Denied
Less than 10% minority	37	65%	16%
10-19% minority	1600	60%	13%
20-49% minority	1341	60%	15%
50-79% minority	147	59%	19%
80-100% minority	0	NA	NA

Income Characteristics			
Type of Census Tract	Applications Received	Loans Approved	Applications Denied
Low	0	NA	NA
Moderate Income	389	61%	16%
Middle Income	2375	60%	14%
Upper Income	361	61%	12%

Source: FFIEC - 2008 HMDA Data Table 7-2 for San Luis Obispo County metropolitan statistical area.

All of the HMDA data provided above was reported by the FFIEC for the San Luis Obispo-Atascadero-Paso Robles Metropolitan Statistical Area (MSA). This statistical area was created by the 2000 Census and covers the activities in the urbanized areas of the County from San Luis Obispo City northward along the Highway 101 corridor. The FFIEC also reports the HMDA data for the remainder of the County. The table below shows the HMDA data for both the “Principal City” area and the “MSA Less Principal City” area. The number of loan applications submitted, approved and denied is very similar for both areas. It appears that the loan activities in the “Principal City” area are fairly representative of the County-wide home loan market.

Table 4.13 - Home Loan Approval and Denial Rates Inside and Outside of MSA

Principal City		
Applications Received	Loans Approved	Applications Denied
1441	61%	15%
MSA Less Principal City		
Applications Received	Loans Approved	Applications Denied
2120	60%	13%

Source: FFIEC - 2003 HMDA Data Table 10 for San Luis Obispo County metropolitan statistical area.

Table 4.13 shows the combined activities for both conventional loans and government supported loans (FHA, FSA/RHS, and VA loans). Subprime loan activities are not reported. Subprime loans are available to households that may not qualify for conventional loans and may provide a substantial service to such households. However, subprime lending is less regulated and has resulted in instances of abusive, unethical lending practices. Pursuant to the county-wide fair housing survey and local news coverage, there has not been any trend or repeated occurrence of predatory subprime lending in the County.

4.3 Public and Private Sector

The County serves the local housing market by providing education, mediation, and enforcement of fair housing laws.

4.3.1 Information Programs

The County is a member of the San Luis Obispo Supportive Housing Consortium, which is a group of 24 government and non-profit agencies that serve the special needs population of the County. The Housing Consortium is an advocacy group for underprivileged families and individuals. Its members include the homeless and women's shelter agencies, the AIDS Support Network, the County's Mental Health Services, and the Housing Authority of the City of San Luis Obispo. The County uses federal funds to support the rental assistance program for the special needs clients of the Housing Consortium.

In 2004 and 2009 the County updated the Housing Element portion of its General Plan. A series of workshops were held to gain public input on the housing needs and issues of the community. These workshops served to educate the public and involve them in creating housing policies and programs. The adopted Housing Element was certified by the state Department of Housing and Community Development, and includes programs for protection of existing subsidized and affordable housing stock, maintenance of low income housing stock, and the use of federal fund to finance new affordable housing projects.

The County's Superior Court sponsors the Central Coast Mediation Network, which provides a low cost alternative to legal action, and has mediators with experience in fair housing law. The County's District Attorney's office operates the "Small Claims and Consumer Advisor" service. The advisor give legal guidance to people who are using the small claims court. This includes guidance on tenant/landlord disputes and real estate law.

California Rural Legal Assistance, Inc. (CRLA) provides counseling and legal representation for low income households and individuals. CRLA receives funding and training from the HUD office in San Francisco. CRLA provides bilingual literature, education and outreach activities by conducting fair housing seminars, training sessions, group presentations, and by attending community events, school fairs and farmers' markets.

CRLA provides formal training workshops regarding fair housing law. CRLA and the state Department of Fair Employment & Housing work together to provide one or two workshops each year in San Luis Obispo County. These workshops are typically attended by nonprofit groups such as People's Self-Help (by all of their on-site managers), Migrant Education staff, the state Employment Development Department, and the Community Health Centers representatives. CRLA staff also does an additional three to four smaller training workshops each year. In 2010, CRLA held an additional workshop for private property owners and

property managers. This workshop coincided with the re-opening of the local Section 8 Program wait-list by the local Housing Authority, and 35 or more people attended.

4.3.2 Fair Housing Enforcement

CRLA is the only local agency that will litigate on behalf of victims fair housing violations. CRLA only serves low income clients. As in the surrounding counties, when local agencies have a fair housing complaint or case that cannot be resolved locally, that case is referred to a private attorney, or to the HUD Fair Housing and Employment Office, or the state Department of Fair Employment and Housing. Section 3 summarizes the local casework by the state and federal housing agencies. Section 5.15 provides a brief description of CRLA's case activities.

The County Planning and Building Department handles complaints regarding substandard housing and building code violations (i.e., violations of ADA or state disable access laws). Such complaints are handled first through a voluntary compliance approach, then through misdemeanor fines and court action if necessary.

SECTION 5: Existing Fair Housing Programs

This section provides an assessment of the fair housing programs and services that are available locally.

5.1 Public Sector Activities

The County encourages and funds many housing activities that serve low income and special needs households. Fair housing issues may not be resolved simply by providing affordable housing. However, in a high priced housing market such in San Luis Obispo County, a lack of affordable housing may diminish the fair housing choices for low income families and individuals. The County's housing activities address the need to provide safe, decent, affordable housing for all segments of the population.

5.1.1 Housing Programs Funded with Federal HUD Dollars

The County is an entitlement jurisdiction and receives an annual allotment of federal funds from three HUD programs: HOME Investment Partnerships Program, Community Development Block Grant program, and the Emergency Shelter Grant program. Both County and federal funds are used to support housing activities that serve less fortunate and lower income households. A partial list of the projects funded from 2005 to 2009 appears below:

- Tenant Based Rental Assistance Program (TBRA) - the County provided \$872,000 to the TBRA program. TBRA is administered by the Housing Authority of San Luis Obispo and each year serves over 70 households with special needs members. The clients are referred by non-profit organizations serving homeless, domestic abuse victims, and disabled persons.
- Operation of Local Women's Shelters and Homeless Shelter organizations. Each year federal funds and County general funds are used to support six shelter/service organizations. Together these organizations provide shelter, counseling and health services to 2700 or more unduplicated individuals.
- Repair of local women's shelters, residential care facilities (i.e., mental health) and homeless shelters. Each year the County provides federal funds for the maintenance of these facilities. From 2005 to 2009 the following shelters received funding: Women's Shelter in San Luis Obispo (\$34,000), North County Women's Shelter (\$53,700), Homeless Shelter (\$80,000), Transitions Mental Health shelter (\$116,000), Anderson Motel senior housing (\$65,000).
- Minor Home Repair Program – between 2005 and 2009 the County provided \$105,000 to this program to help low income homeowners do essential home maintenance (i.e. fix roofs and plumbing). The program began in 1996 and over 100 houses have been repaired.
- Housing Trust Fund – in 2003/2004 the County provided \$225,000 in general funds as seed money to start a local housing trust fund organization. In 2006/2008 the County provided an additional \$200,000 in support funds.

- People’s Self-Help Housing Corporation – from 2005 to 2009 the County provided federal funds to the following PSHHC low income housing projects: Avila Beach - 28 unit family apartment (\$1,050,000 + project land), Cambria – 40 unit family apartment project (\$1,280,570), Templeton, acquisition of 52 unit family apartment project (\$1,000,000).
- Paso Robles Housing Authority – between 2005 and 2009 the County provided an additional \$625,000 (for total of \$1,325,000) for development of a 40 unit apartment for seniors.
- Habitat for Humanity – from 2005 to 2009 the County provided federal funds to the following Habitat low income housing projects: Atascadero – 4 very low income ownership units (\$240,000), Grover Beach – 4 very low income ownership units ((\$805,967).
- Transitions-Mental Health – in 2009 the County provided T-MH with an initial amount of \$200,000 to pay for construction of a six-unit apartment project for disabled adults.

5.1.2 County’s Affordable Housing Ordinances

In 2004 and 2009 the County updated the Housing Element section of its General Plan. Both documents were certified by the state Department of Housing and Community Development as being in conformance with state housing laws. The Housing Element has several programs that call for amendments to the County ordinances to stimulate affordable housing development. A summary of these Housing Element programs appears below:

2004 Housing Element Programs:

Program HE 1.6 –secondary dwelling unit standards were revised to streamline the permit process for “granny” units.

Program HE 1.9 – the County adopted an inclusionary housing ordinance that requires development of affordable housing (“inclusionary units”) in new residential projects. This ordinance won a state planning award in 2009 from the California chapter of the American Planning Association.

Program HE 2.3 – the County adopted a mobile home park (closure) conversion ordinance. This ordinance requires mitigation of impacts to displaced mobilehome park tenants, and is used as a model ordinance by other jurisdictions (i.e., San Luis Obispo City).

2009 Housing Element Programs:

Program HE 1.A – designate more land for residential development and increase the supply of available, suitable land that is zoned for affordable (multi-family) housing.

Program HE 1.C – reduce and defer fees for affordable housing development.

Program HE 1.E – consider ordinance amendments that encourage more farm support quarters.
Program HE 1.H - provide direct financial assistance for housing for low income and special needs households. This includes using federal HUD funds to build affordable housing stock, support rental assistance programs, and to support services for homeless and special needs individuals.

Program HE 1.I – provide on-going support for the Housing Trust Fund. In 2003-2005 the County provided \$225,000 in start-up funds, and then an additional \$200,000 in 2005-2008 to the newly formed, non-profit Housing Trust Fund of San Luis Obispo County.

Program HE 1.L – establish minimum development densities of 20 units/acre in areas with existing multi-family zone. This would encourage higher density, affordable-by-design housing.

Program HE 1.R –streamline the permit process for housing that accommodates persons with disabilities.

Program HE 1.S – amend the County’s ordinances and General Plan to facilitate development of senior-friendly communities and housing.

5.1.3 Fair Housing Activities of County Sheriff and City Police Departments

The County Sheriff and city Police Departments may become involved in fair housing issues when hate crimes are committed with the intent to discourage any segment of the population from living in certain areas. Both the Sheriff and local Police Departments advise that no hate crimes have been committed in San Luis Obispo County in recent years.

5.2 Private Sector Activities

There are no private organizations in the County with the express mission of fair housing advocacy.

5.3 Nonprofit Sector Activities

This section describes several non-profit groups or agencies located in San Luis Obispo County that participate in housing activities. Some are advocacy groups and some provide legal guidance. One agency, the California Rural Legal Assistance, Inc. (CRLA) is able to litigate on behalf of the victims when violations of the fair housing laws have occurred.

California Rural Legal Assistance, Inc. CRLA provides counseling and legal representation for low income households and individuals. CRLA receives funding and training from the HUD office in San Francisco. The local CRLA offices are supervised by an attorney and has two full time, bi-lingual community workers. CRLA handles 20 to 25 fair housing cases each year, which is a fraction of CRLA’s annual average workload of 500 cases. Between April 1, 2007 and March 31, 2008 (the Federal HUD’s FHIP grant year period) CRLA opened approximately 600 cases. Of

that total there were 288 housing cases of which 18 were fair housing cases. The housing cases usually involve landlord-tenant disputes, and occasionally evolve into a fair housing case. CRLA also conducts a local housing market survey with 15 or 16 “testers” annually, pursuant to HUD guidelines. CRLA provides bilingual literature, education and outreach activities by conducting fair housing seminars, training sessions, group presentations, and by attending community events, school fairs and farmers’ markets.

CRLA - San Luis Obispo office – 1101 Pacific St. #A, San Luis Obispo, CA 93401. Phone (804) 544-7997. North County office - 3350 Park St., Paso Robles, CA 93446. Phone (805) 239-3708.

Central Coast Mediation NetworkThe Mediation Network is sponsored by the County’s Superior Court and the San Luis Obispo County Bar Association. It is a low cost alternative to legal action, and has mediators with experience in fair housing law. Central Coast Mediation Network, 265 South St., Ste. B, San Luis Obispo, CA 93401. Phone (805) 549-0442.

Small Claims and Consumer Advisor

The advisor is provided by the District Attorney’s Economic Crime Unit. The advisor give legal guidance to people who are using the small claims court. This includes guidance on tenant/ landlord disputes and real estate law. The advisor refers fair housing violations to HUD or the state Department of Fair Employment and Housing, and to CRLA. Small Claims and Consumer Advisor - County Government Center, 1035 Palm St., Rm 223, San Luis Obispo, CA 93408. Phone (805) 781-5856.

Workforce Housing Coalition

An advocacy group that participates in community events and public hearings and speaks in support of affordable housing. Workforce Housing Coalition - P.O. Box 130009, San Luis Obispo, CA 93406. Phone (805) 546-2850

Housing Authority of the City of San Luis Obispo

HASLO administers the Tenant Based Rental Assistance Program and Section 8 program. HASLO speaks in support of equitable, affordable housing at community events and public hearings. It supports other nonprofit agencies that provide housing and service to special needs individuals and families. HASLO operates the San Luis Obispo Non-Profit Housing Corporation, a developer and manager of low income housing projects. HASLO - 487 Leff Street, San Luis Obispo, CA 93401. Phone (805) 543-4478.

San Luis Obispo County Housing Trust Fund

The HTF provides technical and financial assistance to affordable housing projects. It speaks in support of affordable housing at community events and public hearings. Housing Trust Fund - 4111 Broad St., Ste. A-6, San Luis Obispo, CA 93401. Phone (805) 543-5970.

SECTION 6: Conclusions and Recommendations

6.1 Conclusions

Section 2 describes a changing demographics and low job wage averages in San Luis Obispo County. A rapid increase in the median income between 2000 and 2004 signaled the immigration of affluent, retirement aged households into the County. Median housing prices tripled in ten years (from \$163,000 in 1994 to \$480,000 in 2004). The new residents can pay higher housing prices. Even in 2009, despite an economic recession, the County remains the 3rd least affordable housing market in the nation. The enrollment levels in schools are dropping, and younger professionals and families are leaving. The County's wage averages are 83% of the state averages. Nearly half of the local population is in the low income range. The County's primary job sectors of retail, services and government, plus the primary industries of agriculture and tourism, do not provide enough high paying jobs.

The County's 2004 Fair Housing Survey and local press coverage do not allude to a condition of widespread or blatant discrimination in the local housing market. Yet nearly all survey respondents indicated their concern that the rising housing prices will cause housing problems. Only 32.1% of the population can afford to buy a median priced house, and there is a shortage of affordable housing. Local lending practices are fair but credit is difficult due to the recession.. Local conditions (i.e., a water shortage and lack of high density zoning) and industrial issues (i.e. difficulty in obtaining insurance for multi-family projects and a high profit margin for expensive housing) discourage the development of affordable housing. The lack of affordable housing itself is not a form of discrimination, but a shortage of affordable housing could lead to acceptance of poor quality housing or discriminatory practices.

There may be a lack of understanding of fair housing laws or the ability to identify housing discrimination. This would mean that there is a need for more education for all participants in the local housing market, and for a stronger network of agencies to provide mediation and, when necessary, litigation. The local offices of the California Rural Legal Assistance, Inc. (CRLA) handled 288 housing cases in 2008, of which 18 were fair housing cases. CRLA reports that many fair housing cases were actually filed for other reasons, such as tenant-landlord disputes. Many people seeking assistance are anxious to find housing and may be unaware that they have been discriminated against. Many landlords are small property owners who may not know of all the laws that apply to them. Situations of this type can be mediated, but may be unnecessary if there is sufficient awareness and education.

In 1996, Santa Barbara County conducted a Fair Housing Community Survey. The survey and its results are described in that County's 2000 fair housing plan (Analysis of Impediments to Fair Housing). The survey results concluded that there was a wide-spread lack of education on the part of both tenants and landlords. Although the Rental Property Association was conducting fair housing seminars for its members, many "mom and pop" apartment owners were not attending. Many tenants did not know their rights or avenues of recourse. The lack of

affordable housing in the area was exacerbating the problem, as low income individuals preferred to suffer unfair housing conditions rather than to risk losing their residence and having to find new housing in an expensive market. They felt that they had no choice

6.2 Recommendations

Please review Section 1.8 - Impediments and Actions, and Section 1.9 - Milestone Schedule.